

# Ombudsman for Property Rights



## Annual Report

The use of Eminent Domain in the state of Missouri

Office of Ombudsman for  
Property Rights: Tom  
Green

111 North 7th Street,  
Suite 929  
St. Louis, MO 63301

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3  
2010



# 2010

Office of Ombudsman for  
Property Rights: Tom  
Green

DEDICATION

## PROPERTY OF LEGISLATIVE LIBRARY STATE OF MISSOURI

JAN - 6 2011

# [OMBUDSMAN FOR PROPERTY RIGHTS]

The use of Eminent Domain in the state of Missouri



## Introduction

This report will outline the cases of eminent domain that the Office of Ombudsman for Property Rights have encountered throughout the year and the duties related to this office.

The controversial area of property rights and regulatory takings has created court battles between Property owners and condemning authorities, which has a mood of winner-take-all. The Missouri Legislature passed a new law in 2006, House Bill NO. 1944, the new law was based on recommendations from the Missouri Task Force of Eminent Domain. I will examine in this report if this new law has in fact improved the process and procedures of exercising eminent domain for the land owner and the condemning authority.

The Ombudsman is a full time position created to assist individuals seeking information regarding the condemnation process and procedures. This year the standardizing of the office procedures and going to an electronic case file system went online. I have created an office system that anyone who becomes the Ombudsman in the future will be able to walk into a viable working office.

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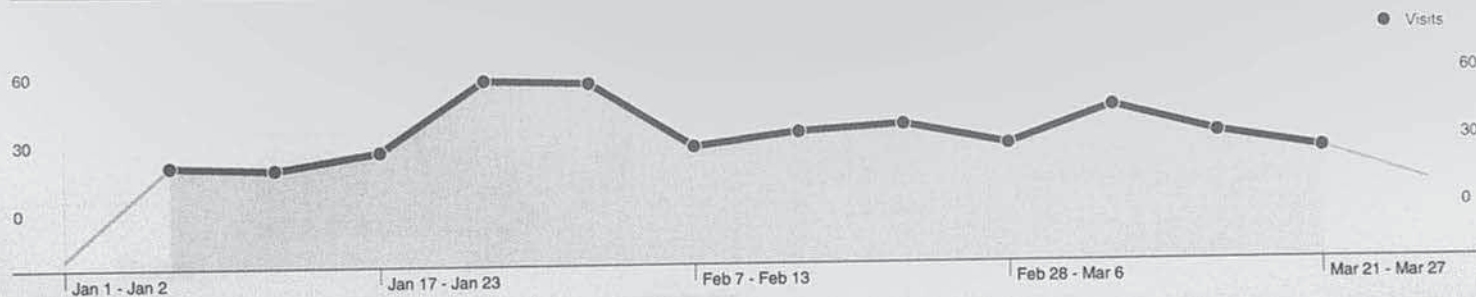
## Executive Summary

As the Ombudsman I have traveled the state of Missouri meeting with the property owners who have sought assistance from the Office of Ombudsman. This office has been beneficial to the land owners because it provides assurance that there is someone they can bring their concerns to and that someone is monitoring the eminent domain process. This year the Ombudsman office was able to bring on-line an electronic virtual rapid case filing system that was programmed by the Department of Economic Development. This will help monitor all aspects of the Eminent Domain process and make reporting more efficient. The goal of this office will be to "assist the property owners with all the information they need and to help resolve their disputes if possible".

## Website

The Office of Ombudsman has an official website that can provide information about the eminent domain process to the landowner. The website was created in 2007 with the assistance of the Department of Economic Development; the website has several links of information on the topic of Eminent Domain. I have provided a Web Site Analytics Report that will show how this site has been helpful to Missourians who have contacted this site for information. I will be using this information when updating this web-site so that the information that people need is easy to find and updated.





### Site Usage

495 Visits

66.06% Bounce Rate

1,042 Pageviews

00:02:10 Avg. Time on Site

2.11 Pages/Visit

75.56% % New Visits

### All Traffic Sources

Source/Medium	Visits	% visits
google / organic	224	45.25%
yahoo / organic	77	15.56%
(direct) / (none)	36	7.27%
mo-opc.org / referral	34	6.87%
bing / organic	31	6.26%

### Content Overview

Pages	Pageviews	% Pageviews
/	341	32.73%
/faq.htm	291	27.93%
/resources.html	117	11.23%
/index.htm	109	10.46%
/about.htm	98	9.40%

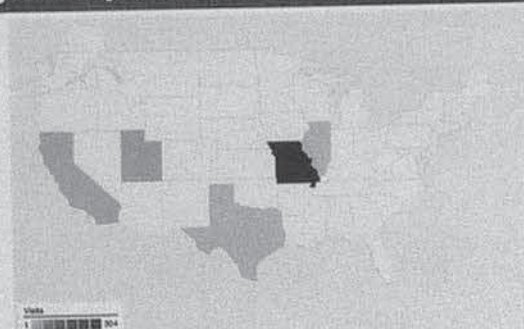
### New vs. Returning

Visitor Type	Visits	% visits
New Visitor	374	75.56%
Returning Visitor	121	24.44%

### Languages

Language	Visits	% visits
en-us	494	99.80%
ru	1	0.20%

### Country/Territory Detail: United States



### Mobile Devices

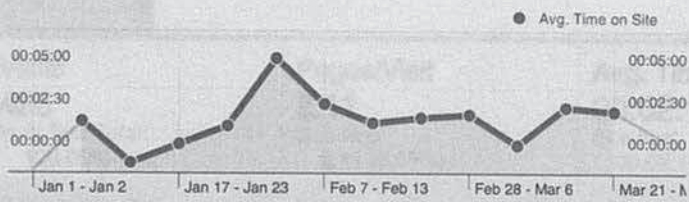
Operating System	Visits	% visits
iPhone	1	100.00%



## State Detail: Missouri



## Time on Site for all visitors



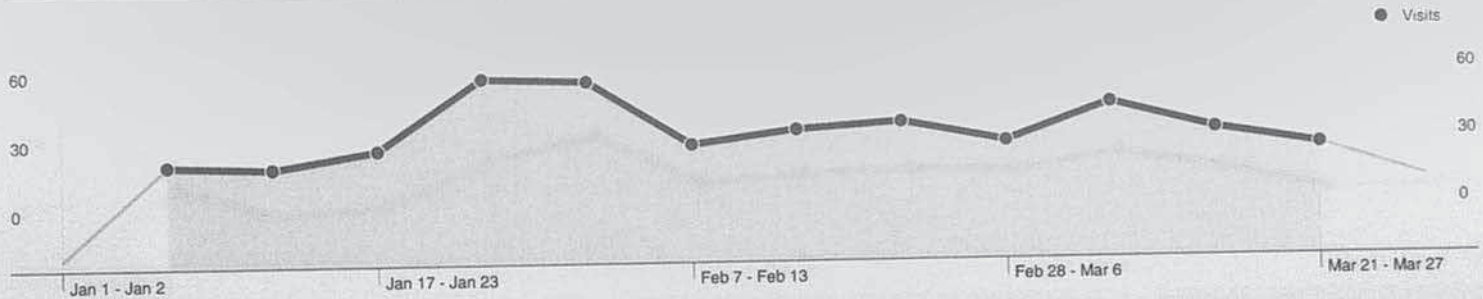
**Avg. Time on Site**  
**00:02:10**



**All Traffic Sources**

Jan 1, 2010 - Mar 31, 2010

Comparing to: Site

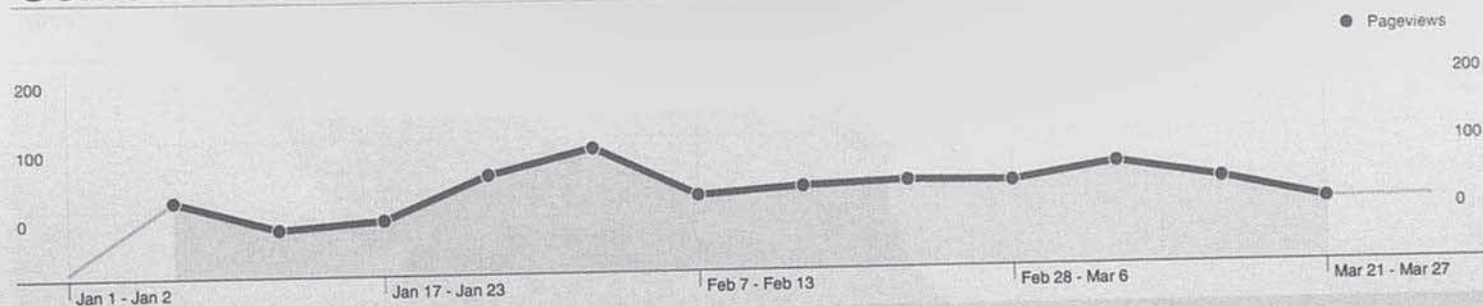
**All traffic sources sent 495 visits via 30 sources and mediums****Site Usage**

Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
495	2.11	00:02:10	75.56%	66.06%	
% of Site Total: 100.00%	Site Avg: 2.11 (0.00%)	Site Avg: 00:02:10 (0.00%)	Site Avg: 75.56% (0.00%)	Site Avg: 66.06% (0.00%)	
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
google / organic	224	2.25	00:02:29	78.57%	63.39%
yahoo / organic	77	2.22	00:02:18	88.31%	59.74%
(direct) / (none)	36	1.83	00:01:11	88.89%	69.44%
mo-opc.org / referral	34	1.65	00:00:36	85.29%	79.41%
bing / organic	31	2.48	00:02:28	70.97%	64.52%
buildbetterbarrel.typepad.com / referral	27	1.04	00:00:01	0.00%	96.30%
search / organic	15	2.07	00:04:17	73.33%	66.67%
aol / organic	8	2.12	00:02:19	50.00%	62.50%
ask / organic	6	1.33	00:00:42	100.00%	66.67%
duey / referral	5	3.60	00:08:49	40.00%	40.00%

1 - 10 of 30

1 - 10 of 30





**Pages on this site were viewed a total of 1,042 times**

**1,042 Pageviews**

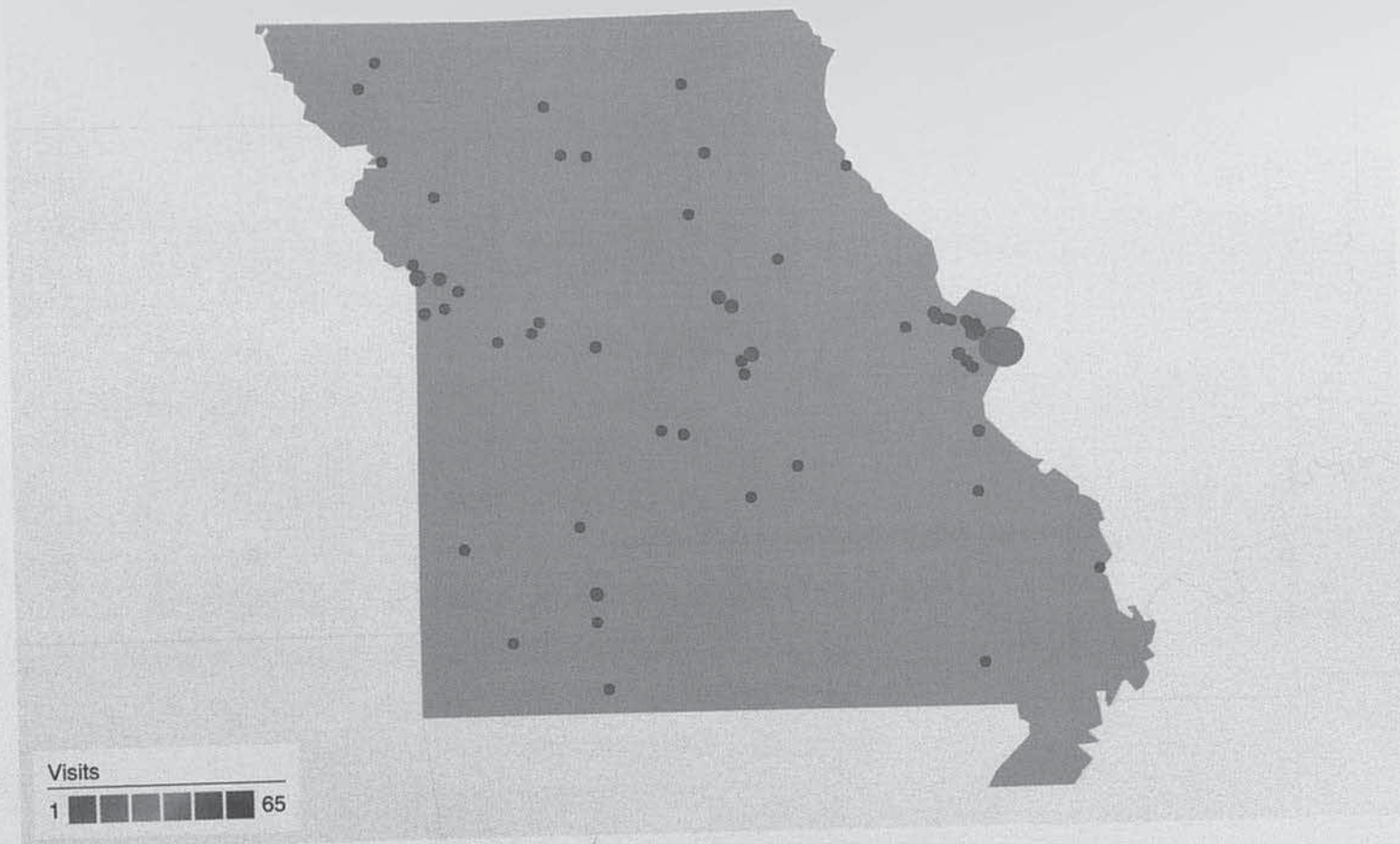
**816 Unique Views**

**66.06% Bounce Rate**

## Top Content

Pages	Pageviews	% Pageviews
/	341	32.73%
/faq.htm	291	27.93%
/resources.html	117	11.23%
/index.htm	109	10.46%
/about.htm	98	9.40%





This state sent 304 visits via 67 cities

Site Usage						
<b>Visits</b> <b>304</b> % of Site Total: 61.41%	<b>Pages/Visit</b> <b>2.45</b> Site Avg: 2.11 (16.26%)	<b>Avg. Time on Site</b> <b>00:03:10</b> Site Avg: 00:02:10 (46.23%)	<b>% New Visits</b> <b>72.37%</b> Site Avg: 75.56% (-4.22%)	<b>Bounce Rate</b> <b>56.91%</b> Site Avg: 66.06% (-13.86%)		
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
St Louis	65	2.83	00:03:10	64.62%	50.77%	
St Louis	43	2.58	00:04:08	62.79%	48.84%	
Kansas City	20	2.55	00:02:51	80.00%	60.00%	
Jefferson City	13	2.54	00:01:39	69.23%	69.23%	
Springfield	11	2.09	00:01:01	100.00%	72.73%	
Columbia	9	1.78	00:01:55	77.78%	66.67%	
Kansas City	8	4.88	00:05:44	100.00%	50.00%	
Rolla	7	3.43	00:05:31	85.71%	28.57%	
Maryland Heights	7	1.43	00:01:22	28.57%	71.43%	



100% of 100 for all visitors



00:02:10 Avg Time on Site

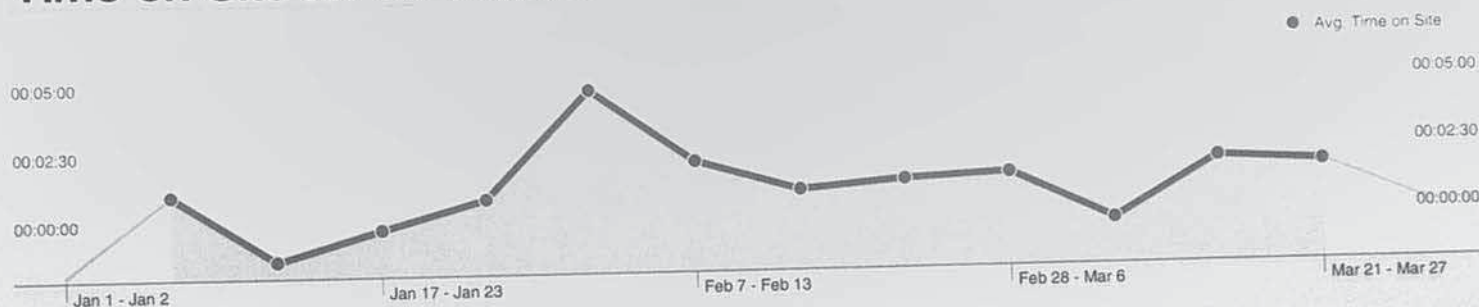
Date Range	Avg Time on Site
Jan 1, 2010 - Jan 2, 2010	00:02:00
Jan 3, 2010 - Jan 4, 2010	00:02:00
Jan 5, 2010 - Jan 6, 2010	00:02:00
Jan 7, 2010 - Jan 8, 2010	00:02:00
Jan 9, 2010 - Jan 10, 2010	00:02:00
Jan 11, 2010 - Jan 12, 2010	00:02:00
Jan 13, 2010 - Jan 14, 2010	00:02:00
Jan 15, 2010 - Jan 16, 2010	00:02:00
Jan 17, 2010 - Jan 18, 2010	00:02:00
Jan 19, 2010 - Jan 20, 2010	00:02:00
Jan 21, 2010 - Jan 22, 2010	00:02:00
Jan 23, 2010 - Jan 24, 2010	00:02:00
Jan 25, 2010 - Jan 26, 2010	00:02:00
Jan 27, 2010 - Jan 28, 2010	00:02:00
Jan 29, 2010 - Jan 30, 2010	00:02:00
Jan 31, 2010 - Feb 1, 2010	00:02:00
Feb 2, 2010 - Feb 3, 2010	00:02:00
Feb 4, 2010 - Feb 5, 2010	00:02:00
Feb 6, 2010 - Feb 7, 2010	00:02:00
Feb 8, 2010 - Feb 9, 2010	00:02:00
Feb 10, 2010 - Feb 11, 2010	00:02:00
Feb 12, 2010 - Feb 13, 2010	00:02:00
Feb 14, 2010 - Feb 15, 2010	00:02:00
Feb 16, 2010 - Feb 17, 2010	00:02:00
Feb 18, 2010 - Feb 19, 2010	00:02:00
Feb 20, 2010 - Feb 21, 2010	00:02:00
Feb 22, 2010 - Feb 23, 2010	00:02:00
Feb 24, 2010 - Feb 25, 2010	00:02:00
Feb 26, 2010 - Feb 27, 2010	00:02:00
Feb 28, 2010 - Feb 29, 2010	00:02:00
Mar 1, 2010 - Mar 2, 2010	00:02:00
Mar 3, 2010 - Mar 4, 2010	00:02:00
Mar 5, 2010 - Mar 6, 2010	00:02:00
Mar 7, 2010 - Mar 8, 2010	00:02:00
Mar 9, 2010 - Mar 10, 2010	00:02:00
Mar 11, 2010 - Mar 12, 2010	00:02:00
Mar 13, 2010 - Mar 14, 2010	00:02:00
Mar 15, 2010 - Mar 16, 2010	00:02:00
Mar 17, 2010 - Mar 18, 2010	00:02:00
Mar 19, 2010 - Mar 20, 2010	00:02:00
Mar 21, 2010 - Mar 22, 2010	00:02:00
Mar 23, 2010 - Mar 24, 2010	00:02:00
Mar 25, 2010 - Mar 26, 2010	00:02:00
Mar 27, 2010 - Mar 28, 2010	00:02:00
Mar 29, 2010 - Mar 30, 2010	00:02:00
Mar 31, 2010 - Apr 1, 2010	00:02:00



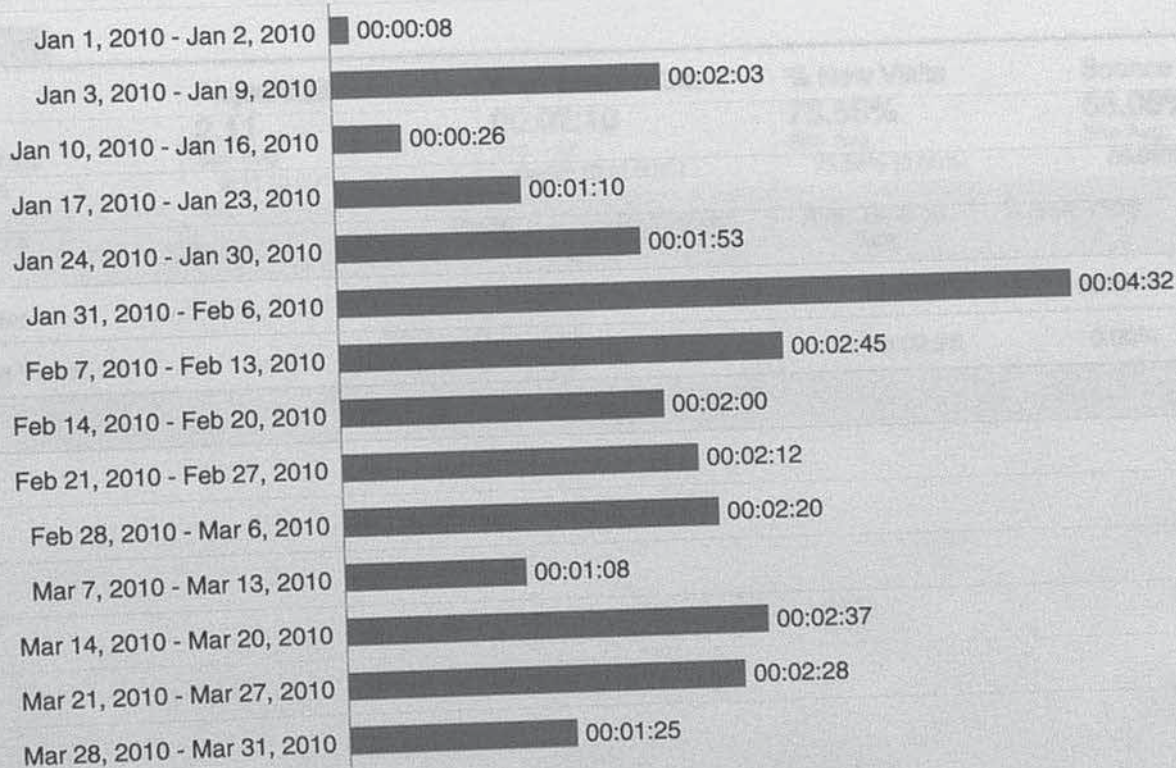
# Time on Site for all visitors

Jan 1, 2010 - Mar 31, 2010

Comparing to: Site



00:02:10 Avg. Time on Site





## New vs. Returning

Jan 1, 2010 - Mar 31, 2010

Comparing to: Site



## 495 visits from 2 visitor types

## Site Usage

Site Usage					
<b>Visits</b> <b>495</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:10</b> Site Avg: 00:02:10 (0.00%)	<b>% New Visits</b> <b>75.56%</b> Site Avg: 75.56% (0.00%)	<b>Bounce Rate</b> <b>66.06%</b> Site Avg: 66.06% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	374	2.12	00:02:05	100.00%	67.91%
Returning Visitor	121	2.05	00:02:26	0.00%	60.33%
1 - 2 of 2					

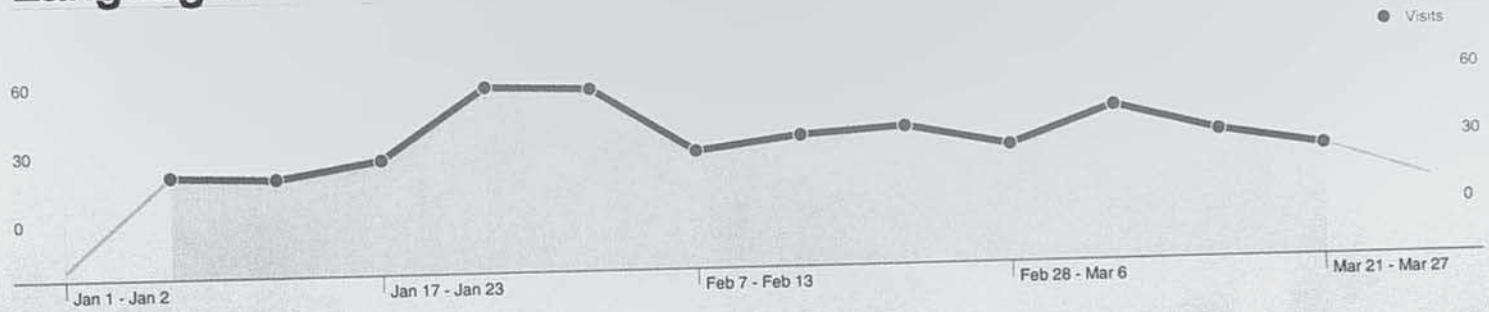
1 - 2 of 2



# Languages

Jan 1, 2010 - Mar 31, 2010

Comparing to: Site



## 495 visits used 2 languages

Site Usage						
<b>Visits</b> <b>495</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:10</b> Site Avg: 00:02:10 (0.00%)	<b>% New Visits</b> <b>75.56%</b> Site Avg: 75.56% (0.00%)	<b>Bounce Rate</b> <b>66.06%</b> Site Avg: 66.06% (0.00%)		
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
en-us	494	2.11	00:02:10	75.51%	65.99%	
ru	1	1.00	00:00:00	100.00%	100.00%	
						1 - 2 of 2

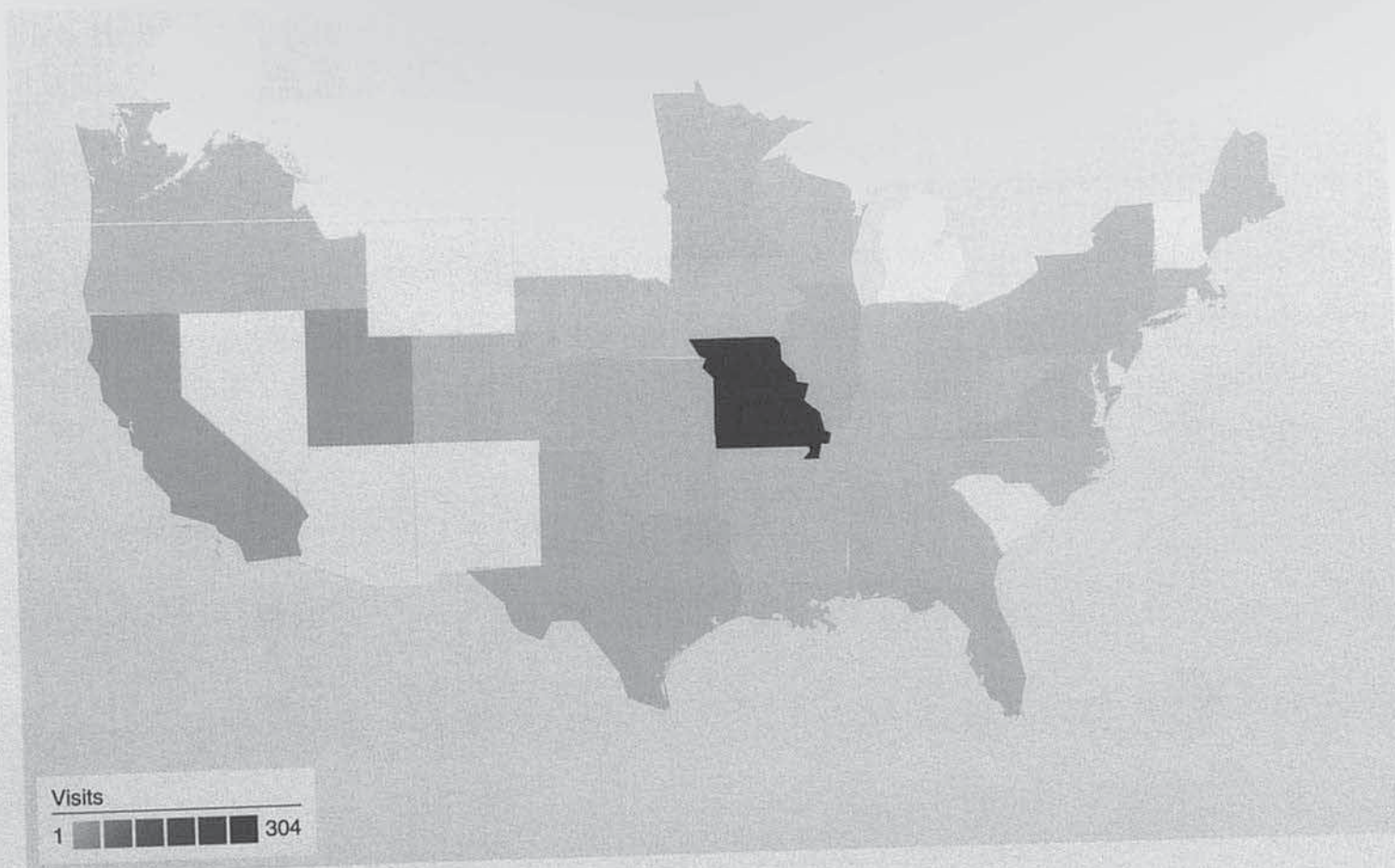


**Country/Territory Detail:**

United States

Jan 1, 2010 - Mar 31, 2010

Comparing to: Site



This country/territory sent 486 visits via 36 regions

Site Usage		Avg. Time on Site		% New Visits	Bounce Rate
<b>Visits</b> <b>486</b> % of Site Total: 98.18%	<b>Pages/Visit</b> <b>2.13</b> Site Avg: 2.11 (0.97%)	<b>00:02:13</b> Site Avg: 00:02:10 (1.85%)	<b>75.10%</b> Site Avg: 75.56% (-0.60%)	<b>65.43%</b> Site Avg: 66.06% (-0.95%)	
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Missouri	304	2.45	00:03:10	72.37%	56.91%
Utah	34	1.50	00:00:28	14.71%	85.29%
California	26	1.42	00:01:16	96.15%	84.62%
Texas	11	1.45	00:00:14	100.00%	81.82%
Illinois	10	2.60	00:00:39	100.00%	70.00%
New York	9	1.78	00:00:51	100.00%	77.78%
Pennsylvania	9	2.67	00:00:52	100.00%	66.67%
Kansas	9	2.00	00:01:44	100.00%	55.56%
Virginia	8	1.12	00:00:02	100.00%	87.50%



## Mobile devices and operating systems

Device	Percentage	Avg. Time on Site	% New Visits	Bounce Rate
Android	1.00	00:00:00	100.00%	100.00%
Android - Google	0.00	00:00:00	0.00%	0.00%
Android - Samsung	0.00	00:00:00	0.00%	0.00%
Android - LG	0.00	00:00:00	0.00%	0.00%
Android - HTC	0.00	00:00:00	0.00%	0.00%
Android - Motorola	0.00	00:00:00	0.00%	0.00%
Android - Sony	0.00	00:00:00	0.00%	0.00%
Android - Acer	0.00	00:00:00	0.00%	0.00%
Android - ZTE	0.00	00:00:00	0.00%	0.00%
Android - Huawei	0.00	00:00:00	0.00%	0.00%





These mobile devices sent 1 visits via 1 operating systems

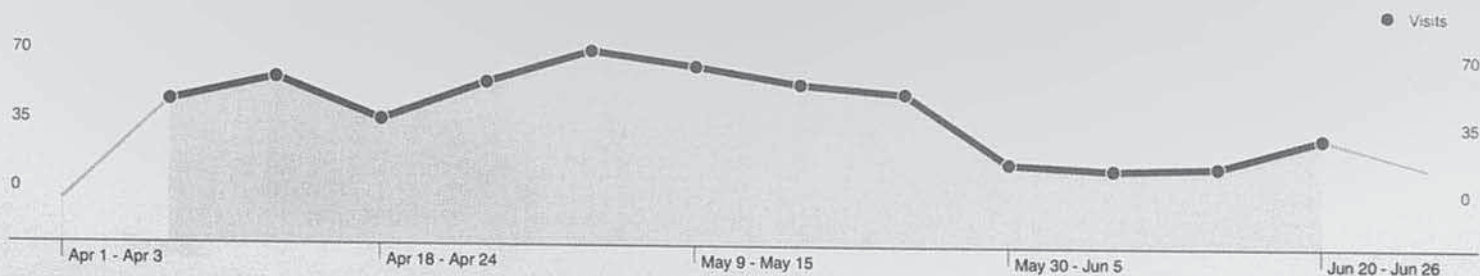
Site Usage						
<b>Visits</b> <b>1</b> % of Site Total: 0.20%	<b>Pages/Visit</b> <b>1.00</b> Site Avg: 2.11 (-52.50%)	<b>Avg. Time on Site</b> <b>00:00:00</b> Site Avg: 00:02:10 (-100.00%)	<b>% New Visits</b> <b>100.00%</b> Site Avg: 75.56% (32.35%)	<b>Bounce Rate</b> <b>100.00%</b> Site Avg: 66.06% (51.38%)		
Operating System		Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone		1	1.00	00:00:00	100.00%	100.00%
						1 - 1 of 1



## Dashboard

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site



## Site Usage

608 Visits

62.34% Bounce Rate

1,334 Pageviews

00:02:27 Avg. Time on Site

2.19 Pages/Visit

81.09% % New Visits

## All Traffic Sources

Source/Medium	Visits	% visits
google / organic	350	57.57%
(direct) / (none)	69	11.35%
bing / organic	45	7.40%
yahoo / organic	44	7.24%
mo-opc.org / referral	30	4.93%

## Content Overview

Pages	Pageviews	% Pageviews
/faq.htm	460	34.48%
/	320	23.99%
/about.htm	150	11.24%
/resources.html	146	10.94%
/blighted.htm	137	10.27%

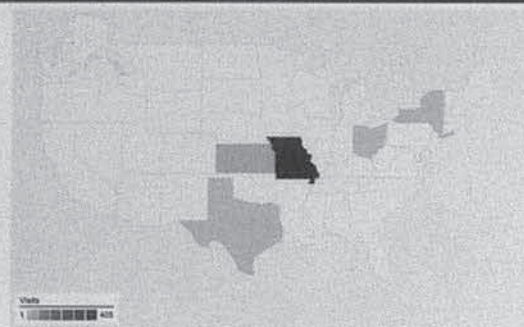
## New vs. Returning

Visitor Type	Visits	% visits
New Visitor	493	81.09%
Returning Visitor	115	18.91%

## Languages

Language	Visits	% visits
en-us	600	98.68%
en	5	0.82%
en-gb	2	0.33%
id	1	0.16%

## Country/Territory Detail: United States





## State Detail: Missouri



## Mobile Devices

Operating System	Visits	% visits
iPhone	4	80.00%
iPad	1	20.00%

### Time on Site for all visitors



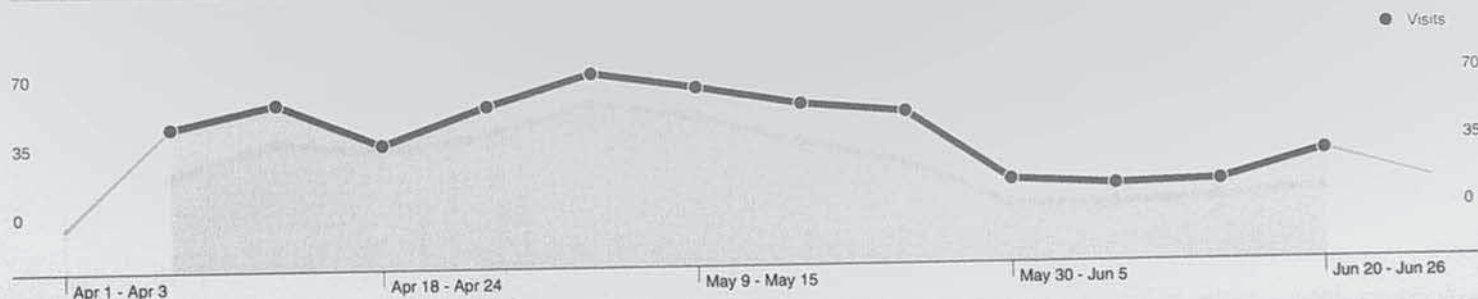
**Avg. Time on Site**  
**00:02:27**



**All Traffic Sources**

Apr 1, 2010 - Jun 30, 2010

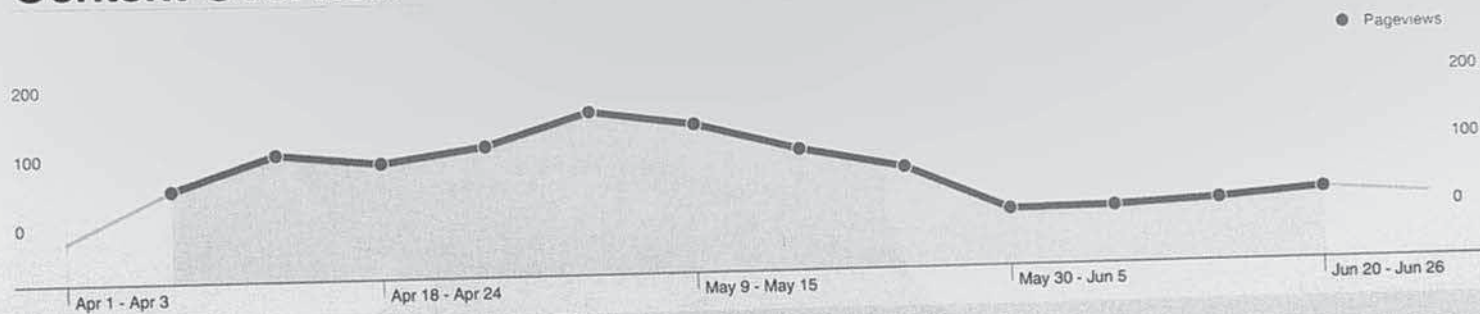
Comparing to: Site

**All traffic sources sent 608 visits via 28 sources and mediums****Site Usage**

Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
608	2.19	00:02:27	81.09%	62.34%	
% of Site Total: 100.00%	Site Avg: 2.19 (0.00%)	Site Avg: 00:02:27 (0.00%)	Site Avg: 81.09% (0.00%)	Site Avg: 62.34% (0.00%)	
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
google / organic	350	2.12	00:02:32	82.00%	62.29%
(direct) / (none)	69	3.06	00:03:16	73.91%	52.17%
bing / organic	45	1.87	00:02:54	75.56%	68.89%
yahoo / organic	44	2.14	00:01:34	79.55%	63.64%
mo-opc.org / referral	30	2.40	00:01:28	93.33%	63.33%
search / organic	13	2.54	00:03:30	46.15%	46.15%
topix.com / referral	11	1.27	00:00:05	100.00%	90.91%
komu.com / referral	8	1.12	00:00:27	87.50%	87.50%
aol / organic	5	1.20	00:00:13	80.00%	80.00%
ask / organic	5	1.60	00:01:32	100.00%	60.00%

1 - 10 of 28





Pages on this site were viewed a total of 1,334 times

1,334 Pageviews

1,033 Unique Views

62.34% Bounce Rate

### Top Content

Pages	Pageviews	% Pageviews
/faq.htm	460	34.48%
/	320	23.99%
/about.htm	150	11.24%
/resources.html	146	10.94%
/blighted.htm	137	10.27%

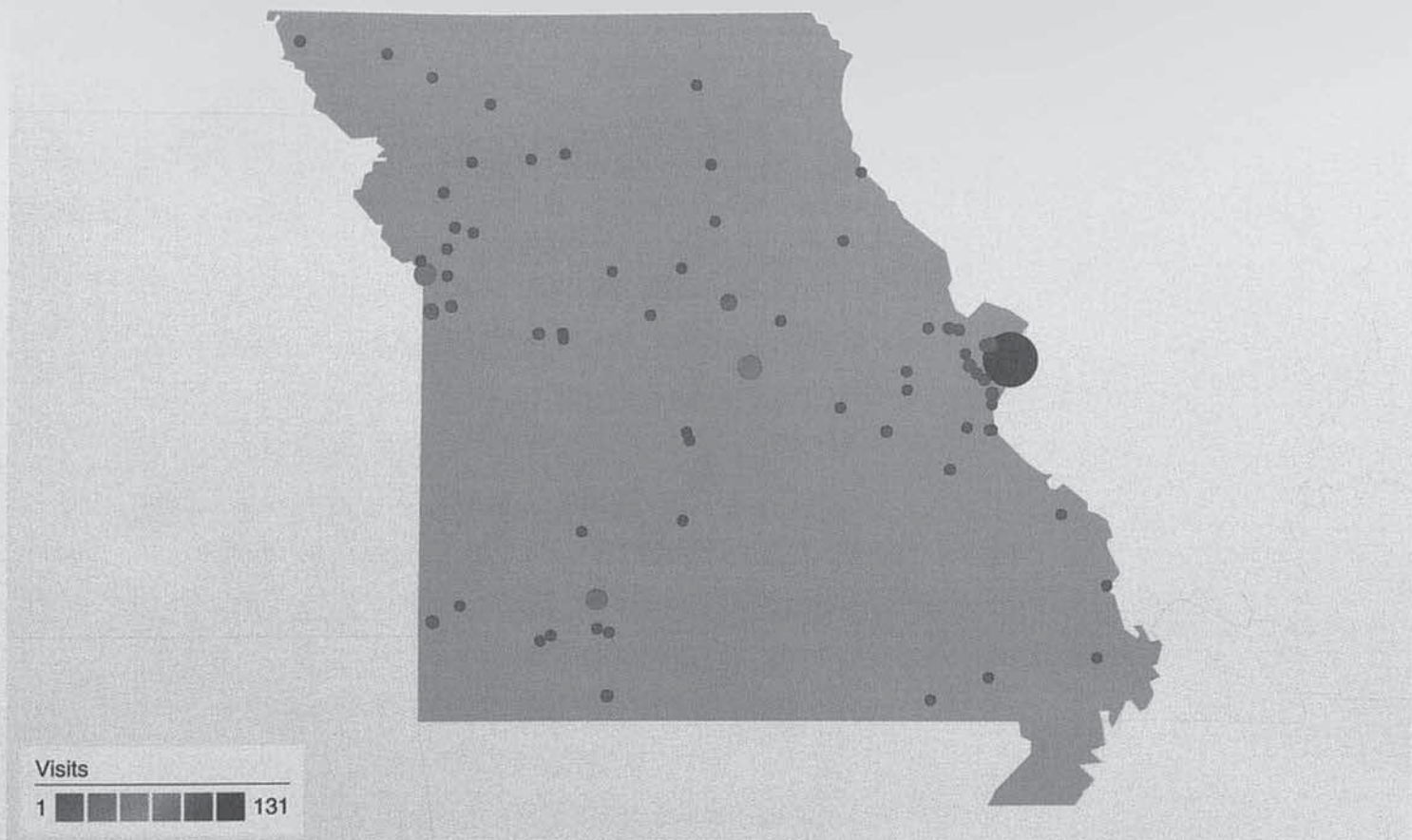


**State Detail:**

Missouri

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site

**This state sent 405 visits via 67 cities****Site Usage**

Visits		Pages/Visit		Avg. Time on Site		% New Visits		Bounce Rate	
405		2.19		00:02:34		81.23%		62.72%	
% of Site Total: 66.61%		Site Avg: 2.19 (-0.07%)		Site Avg: 00:02:27 (4.22%)		Site Avg: 81.09% (0.18%)		Site Avg: 62.34% (0.61%)	
City		Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate			
St Louis		131	2.34	00:02:47	77.10%	58.02%			
Jefferson City		40	2.68	00:01:51	80.00%	55.00%			
Kansas City		34	1.94	00:01:17	73.53%	67.65%			
Springfield		31	2.00	00:01:48	93.55%	61.29%			
Columbia		18	2.44	00:02:02	88.89%	61.11%			
Grandview		15	1.47	00:01:30	80.00%	80.00%			
St Ann		9	3.67	00:02:44	66.67%	55.56%			
Arnold		8	1.88	00:02:41	100.00%	62.50%			
Ballwin		8	1.50	00:00:58	75.00%	75.00%			



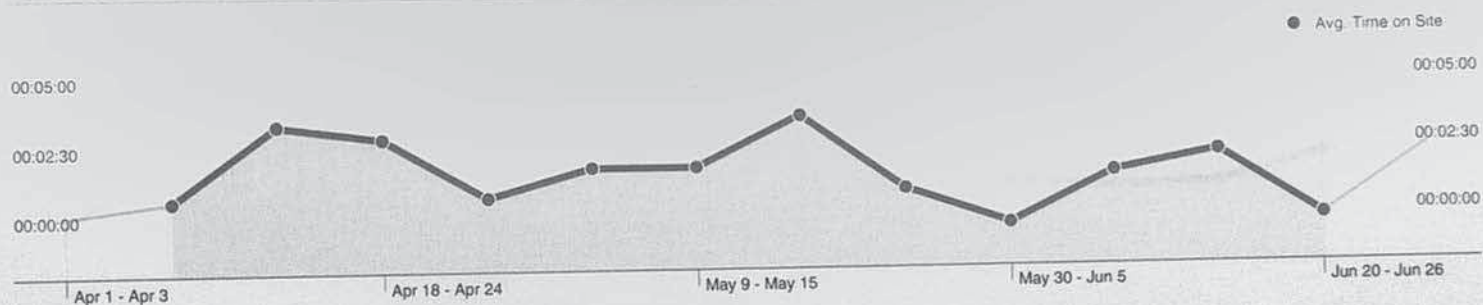




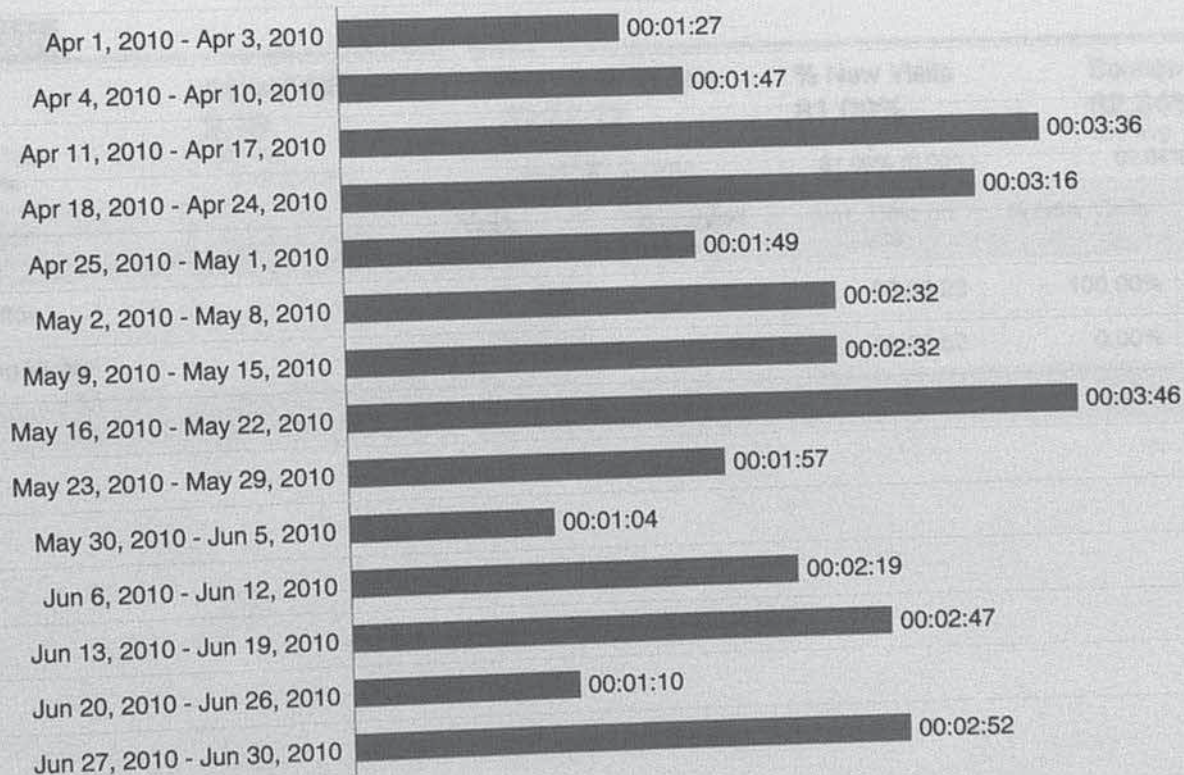
# Time on Site for all visitors

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site



**00:02:27** Avg. Time on Site

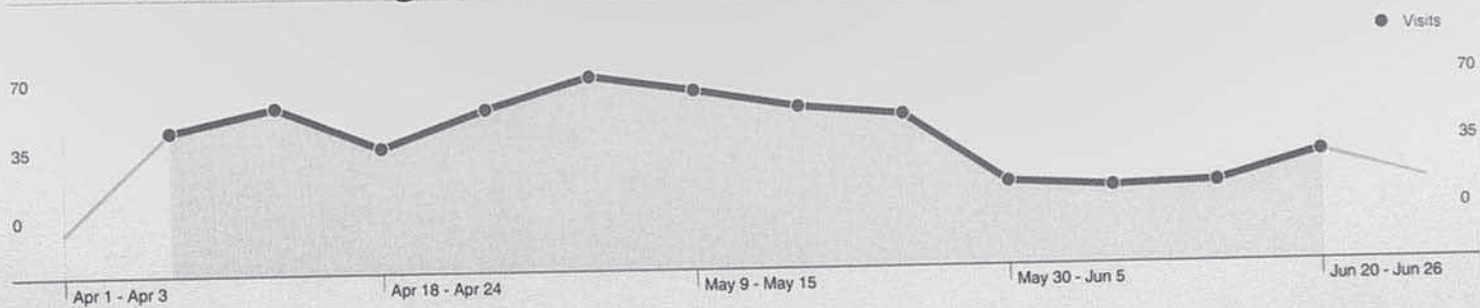




## New vs. Returning

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site



## 608 visits from 2 visitor types

## Site Usage

## Visits

608

% of Site Total:  
100.00%

## Pages/Visit

2.19

Site Avg:  
2.19 (0.00%)

## Avg. Time on Site

00:02:27

Site Avg:  
00:02:27 (0.00%)

## % New Visits

81.09%

Site Avg:  
81.09% (0.00%)

## Bounce Rate

62.34%

Site Avg:  
62.34% (0.00%)

Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	493	2.14	00:02:22	100.00%	65.72%
Returning Visitor	115	2.43	00:02:52	0.00%	47.83%

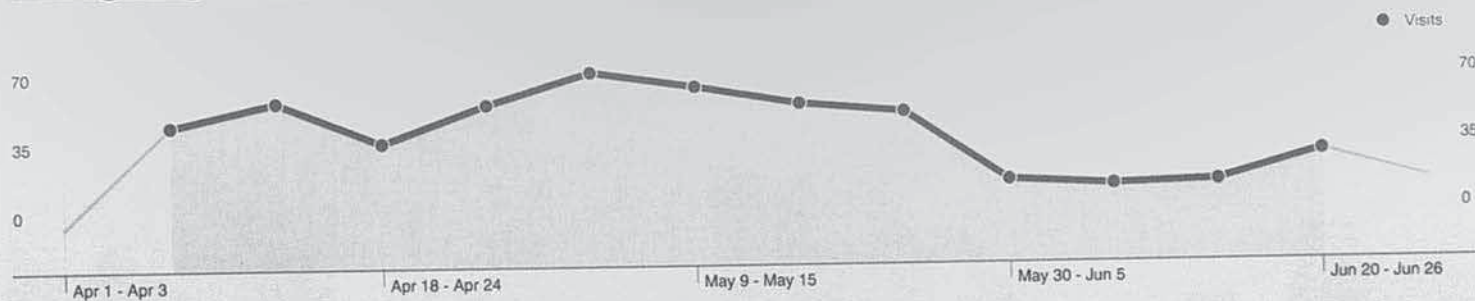
1 - 2 of 2



## Languages

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site



## 608 visits used 4 languages

## Site Usage

Site Usage		Avg. Time on Site		% New Visits		Bounce Rate	
Visits 608		Pages/Visit 2.19		00:02:27		81.09%	
% of Site Total: 100.00%		Site Avg: 2.19 (0.00%)		Site Avg: 00:02:27 (0.00%)		Site Avg: 81.09% (0.00%)	
						62.34% (0.00%)	
Language		Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
en-us		600	2.19	00:02:28	81.17%	62.83%	
en		5	2.40	00:02:38	80.00%	20.00%	
en-gb		2	2.00	00:00:21	50.00%	50.00%	
id		1	2.00	00:01:07	100.00%	0.00%	
1 - 4 of 4							

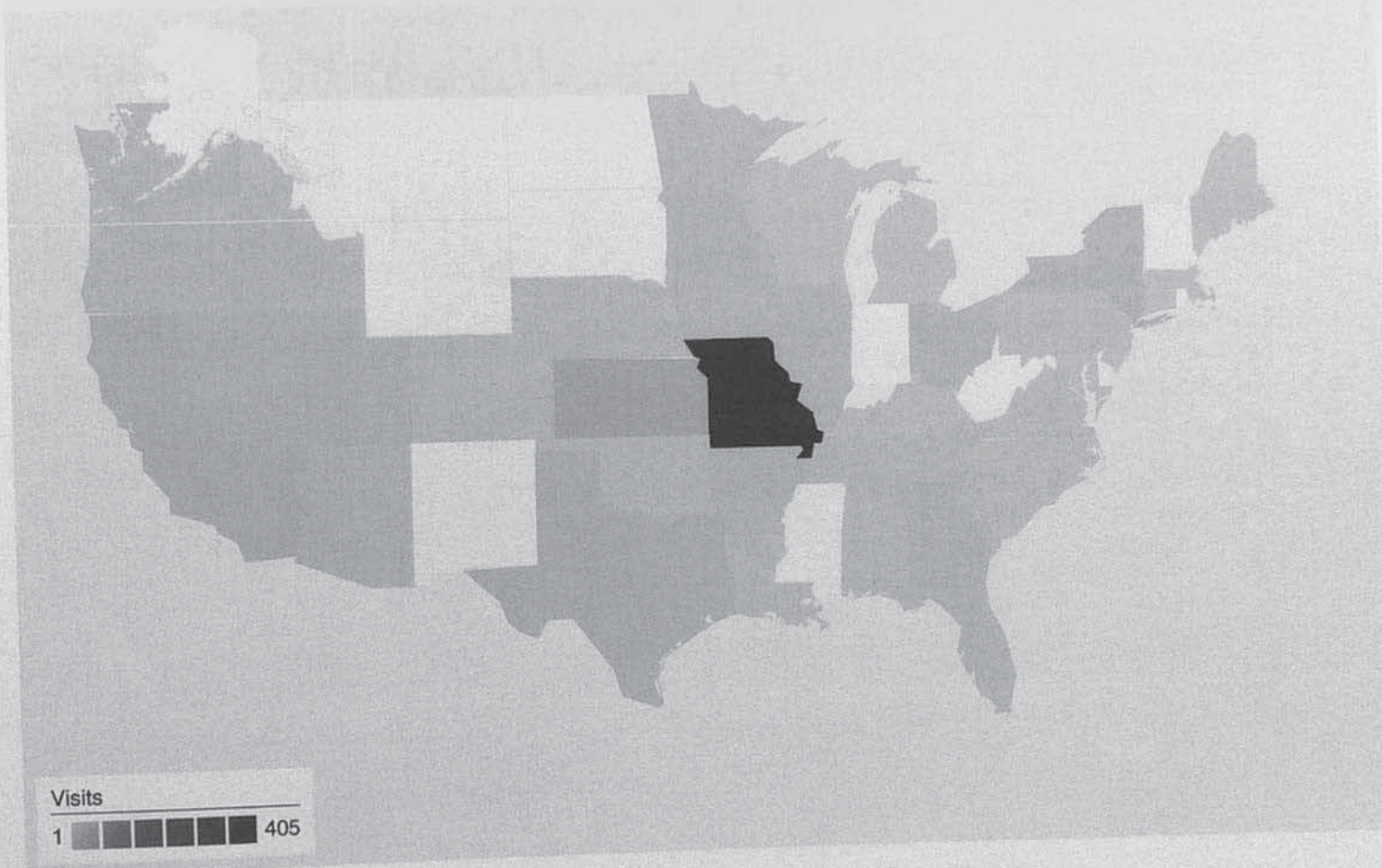


**Country/Territory Detail:**

United States

Apr 1, 2010 - Jun 30, 2010

Comparing to: Site



This country/territory sent 597 visits via 38 regions

Site Usage					
Visits <b>597</b> % of Site Total: <b>98.19%</b>	Pages/Visit <b>2.20</b> Site Avg: <b>2.19 (0.24%)</b>	Avg. Time on Site <b>00:02:28</b> Site Avg: <b>00:02:27 (0.61%)</b>	% New Visits <b>80.74%</b> Site Avg: <b>81.09% (-0.43%)</b>	Bounce Rate <b>62.31%</b> Site Avg: <b>62.34% (-0.04%)</b>	
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Missouri	405	2.19	00:02:34	81.23%	62.72%
Kansas	35	3.09	00:03:22	71.43%	51.43%
New York	13	2.54	00:01:13	92.31%	76.92%
Ohio	12	1.58	00:00:48	83.33%	75.00%
Texas	12	1.75	00:01:13	91.67%	83.33%
Illinois	11	1.82	00:05:26	90.91%	45.45%
Minnesota	10	1.80	00:01:29	70.00%	50.00%
California	9	1.11	00:00:01	100.00%	88.89%
Utah	8	4.12	00:07:39	87.50%	12.50%

Google Analytics



These metrics are all 0 via 2 operating systems

Report

View

Overview

Eng. Time on Site

% New Visits

Session Rate

1.47

00:00:00

100.00%

50.00%

1.47

00:00:00

100.00%

50.00%

1.47

00:00:00

100.00%

50.00%

1.47

00:00:00

100.00%

50.00%

1.47

00:00:00

100.00%

50.00%

1.47

00:00:00

100.00%

50.00%

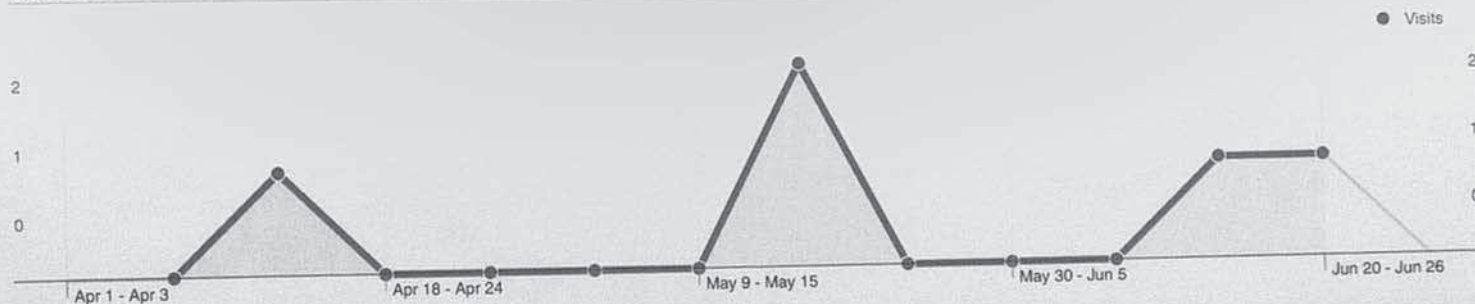
1.47

00:00:00

100.00%

50.00%

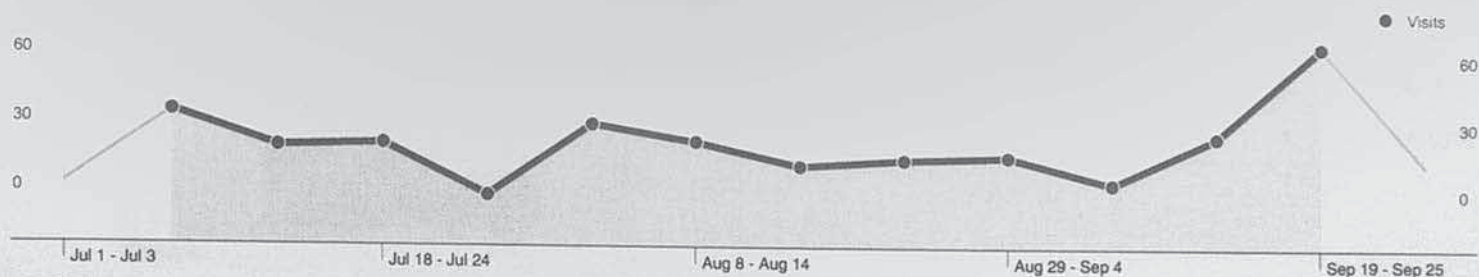




**These mobile devices sent 5 visits via 2 operating systems**

Site Usage						
<b>Visits</b> <b>5</b> % of Site Total: 0.82%	<b>Pages/Visit</b> <b>1.40</b> Site Avg: 2.19 (-36.19%)	<b>Avg. Time on Site</b> <b>00:06:07</b> Site Avg: 00:02:27 (148.83%)	<b>% New Visits</b> <b>100.00%</b> Site Avg: 81.09% (23.33%)	<b>Bounce Rate</b> <b>60.00%</b> Site Avg: 62.34% (-3.75%)		
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
iPhone	4	1.50	00:07:39	100.00%	50.00%	
iPad	1	1.00	00:00:00	100.00%	100.00%	
						1 - 2 of 2





## Site Usage

412 Visits

63.11% Bounce Rate

870 Pageviews

00:02:19 Avg. Time on Site

2.11 Pages/Visit

81.07% % New Visits

## All Traffic Sources

Source/Medium	Visits	% visits
google / organic	231	56.07%
mo-opc.org / referral	49	11.89%
bing / organic	32	7.77%
yahoo / organic	32	7.77%
(direct) / (none)	29	7.04%

## New vs. Returning

Visitor Type	Visits	% visits
New Visitor	334	81.07%
Returning Visitor	78	18.93%

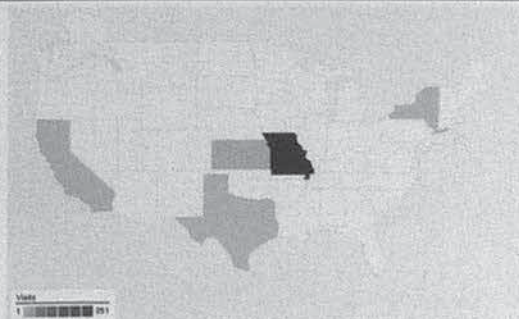
## Content Overview

Pages	Pageviews	% Pageviews
/faq.htm	311	35.75%
/	256	29.43%
/resources.html	87	10.00%
/about.htm	80	9.20%
/blighted.htm	72	8.28%

## Languages

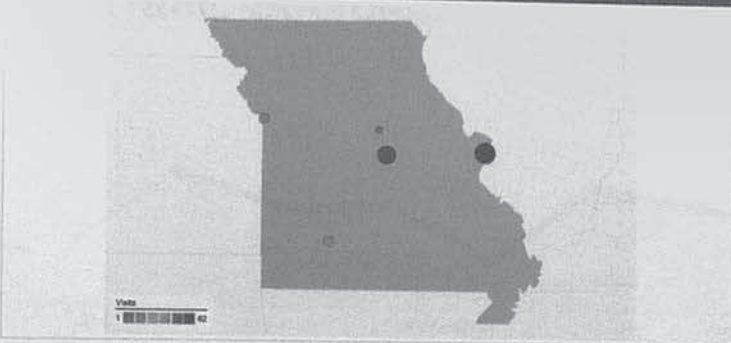
Language	Visits	% visits
en-us	404	98.06%
en	5	1.21%
ar-sa	1	0.24%
de	1	0.24%
fr	1	0.24%

## Country/Territory Detail: United States





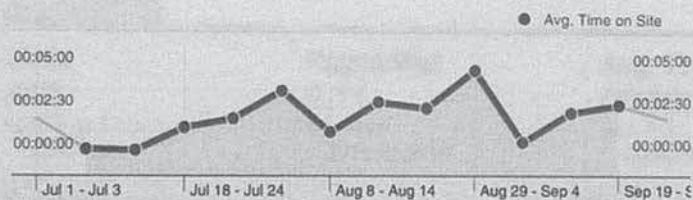
## State Detail: Missouri



## Mobile Devices

Operating System	Visits	% visits
iPhone	3	50.00%
Android	2	33.33%
iPod	1	16.67%

## Time on Site for all visitors



Avg. Time on Site

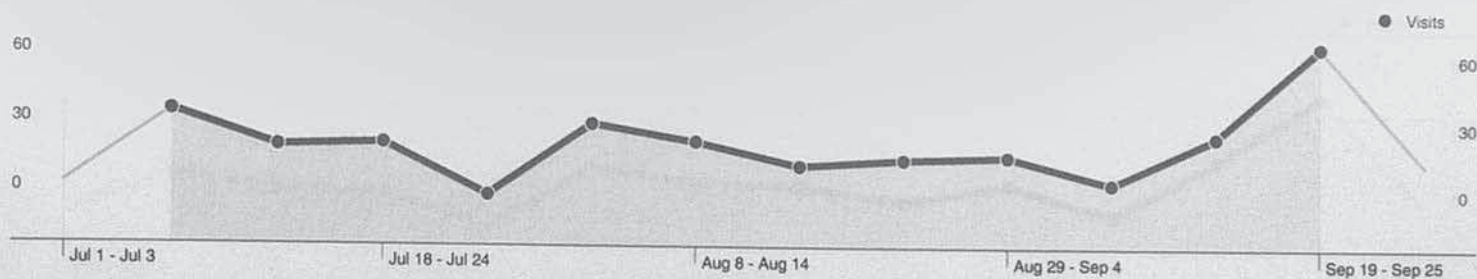
00:02:19



## All Traffic Sources

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site



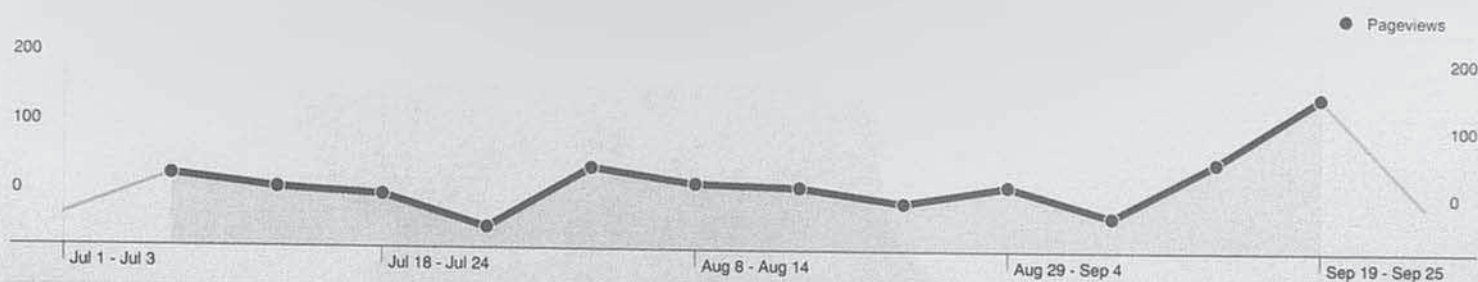
All traffic sources sent 412 visits via 20 sources and mediums

## Site Usage

<b>Visits</b> <b>412</b> % of Site Total: <b>100.00%</b>	<b>Pages/Visit</b> <b>2.11</b> Site Avg: <b>2.11</b> (0.00%)	<b>Avg. Time on Site</b> <b>00:02:19</b> Site Avg: <b>00:02:19</b> (0.00%)	<b>% New Visits</b> <b>81.07%</b> Site Avg: <b>81.07%</b> (0.00%)	<b>Bounce Rate</b> <b>63.11%</b> Site Avg: <b>63.11%</b> (0.00%)	
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
google / organic	231	2.00	00:02:25	80.95%	65.80%
mo-opc.org / referral	49	2.14	00:01:48	89.80%	67.35%
bing / organic	32	2.59	00:02:55	78.12%	34.38%
yahoo / organic	32	2.66	00:03:02	78.12%	56.25%
(direct) / (none)	29	1.86	00:01:34	82.76%	72.41%
mo.gov / referral	10	3.80	00:03:56	60.00%	40.00%
aol / organic	5	1.40	00:01:16	60.00%	80.00%
ask / organic	5	1.60	00:00:45	60.00%	80.00%
search / organic	5	1.20	00:00:21	100.00%	80.00%
aglaw.missouri.edu / referral	2	1.00	00:00:00	100.00%	100.00%
1 - 10 of 20					

1 - 10 of 20





**Pages on this site were viewed a total of 870 times**

**870** Pageviews

**692** Unique Views

**63.11%** Bounce Rate

## Top Content

Pages	Pageviews	% Pageviews
/faq.htm	311	35.75%
/	256	29.43%
/resources.html	87	10.00%
/about.htm	80	9.20%
/blighted.htm	72	8.28%

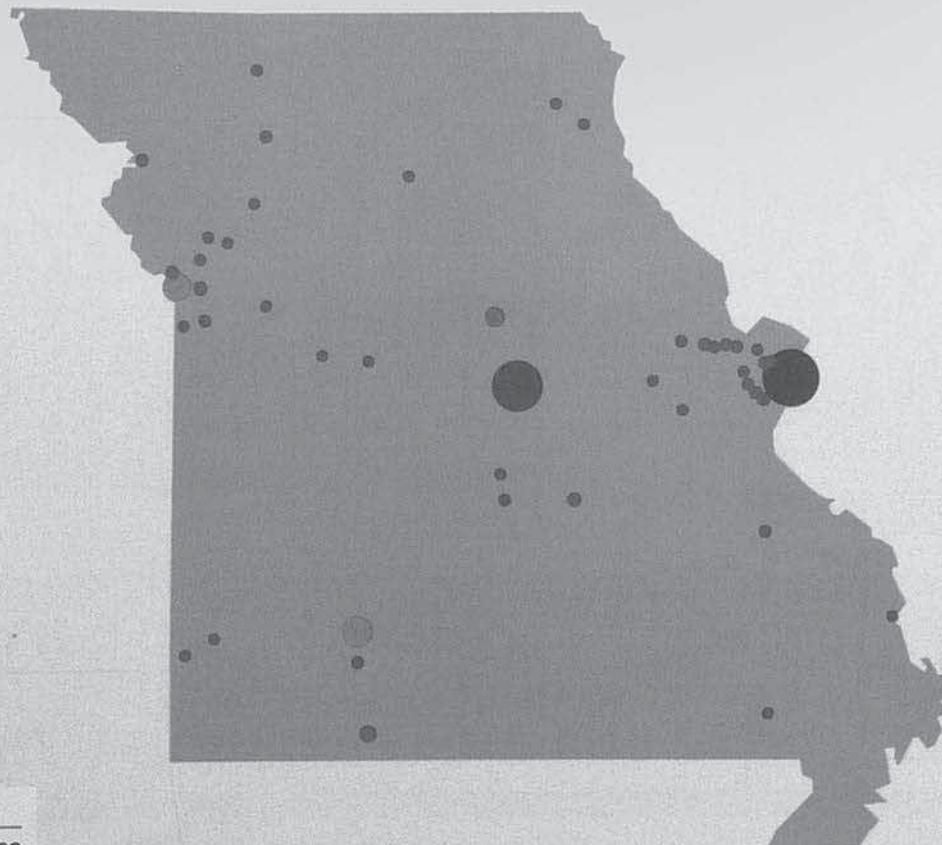


# State Detail:

Missouri

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site



Visits

1 62

## This state sent 251 visits via 46 cities

### Site Usage

Site Usage

Visits <b>251</b> % of Site Total: <b>60.92%</b>	Pages/Visit <b>2.14</b> Site Avg: <b>2.11 (1.32%)</b>	Avg. Time on Site <b>00:01:47</b> Site Avg: <b>00:02:19 (-23.23%)</b>	% New Visits <b>80.08%</b> Site Avg: <b>81.07% (-1.22%)</b>	Bounce Rate <b>62.95%</b> Site Avg: <b>63.11% (-0.25%)</b>	
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
St Louis	62	2.16	00:02:07	77.42%	62.90%
Jefferson City	53	1.98	00:01:41	73.58%	62.26%
Springfield	26	2.54	00:02:13	80.77%	50.00%
Kansas City	23	2.22	00:03:08	82.61%	69.57%
Columbia	12	2.25	00:00:35	75.00%	41.67%
Branson	8	3.62	00:01:49	62.50%	62.50%
Independence	4	1.25	00:00:03	75.00%	75.00%
Rolla	4	1.50	00:02:58	75.00%	50.00%
Fenton	3	1.00	00:00:00	100.00%	100.00%



Riverside

3

1.67

00:01:01

66.67%

66.67%

Page on Site for all visitors

1 - 10 of 46



00:00:00 - 00:00:01

2019-08-01 - 2019-08-02 00:00:00 - 00:00:01

2019-08-02 - 2019-08-03 00:00:00 - 00:00:01

2019-08-03 - 2019-08-04 00:00:00 - 00:00:01

2019-08-04 - 2019-08-05 00:00:00 - 00:00:01

2019-08-05 - 2019-08-06 00:00:00 - 00:00:01

2019-08-06 - 2019-08-07 00:00:00 - 00:00:01

2019-08-07 - 2019-08-08 00:00:00 - 00:00:01

2019-08-08 - 2019-08-09 00:00:00 - 00:00:01

2019-08-09 - 2019-08-10 00:00:00 - 00:00:01

2019-08-10 - 2019-08-11 00:00:00 - 00:00:01

2019-08-11 - 2019-08-12 00:00:00 - 00:00:01

2019-08-12 - 2019-08-13 00:00:00 - 00:00:01

2019-08-13 - 2019-08-14 00:00:00 - 00:00:01

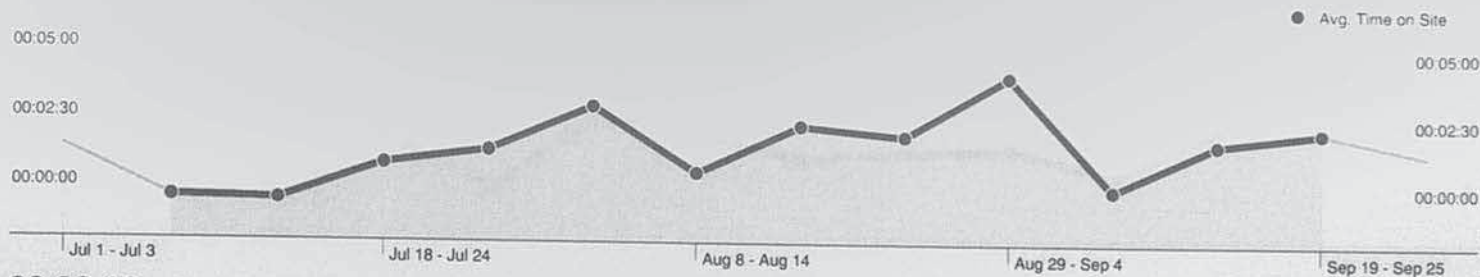
2019-08-14 - 2019-08-15 00:00:00 - 00:00:01



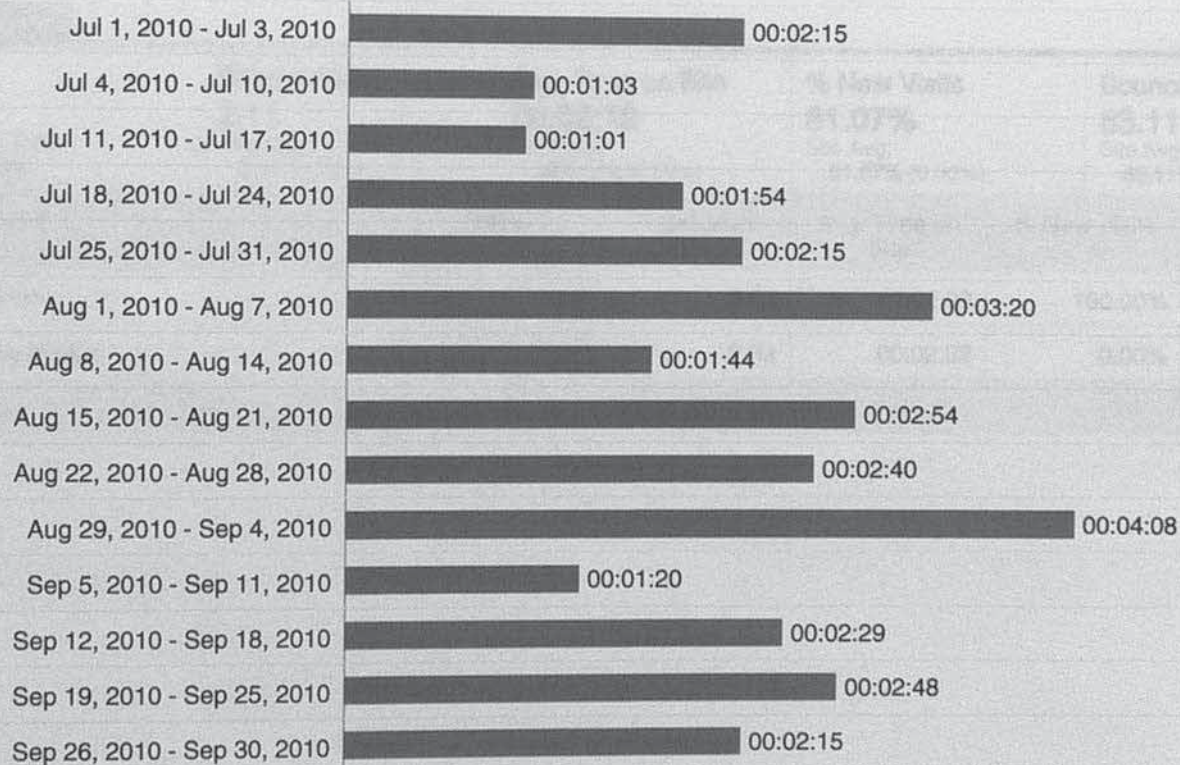
# Time on Site for all visitors

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site



**00:02:19** Avg. Time on Site

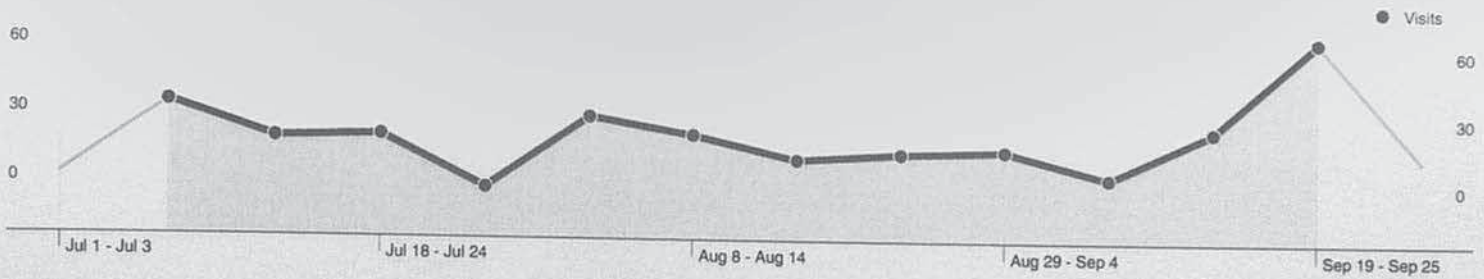




**New vs. Returning**

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site

**412 visits from 2 visitor types****Site Usage**

Visits 412 % of Site Total: 100.00%	Pages/Visit 2.11 Site Avg: 2.11 (0.00%)	Avg. Time on Site 00:02:19 Site Avg: 00:02:19 (0.00%)	% New Visits 81.07% Site Avg: 81.07% (0.00%)	Bounce Rate 63.11% Site Avg: 63.11% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	334	2.06	00:02:23	100.00%	63.77%
Returning Visitor	78	2.33	00:02:02	0.00%	60.26%
1 - 2 of 2					

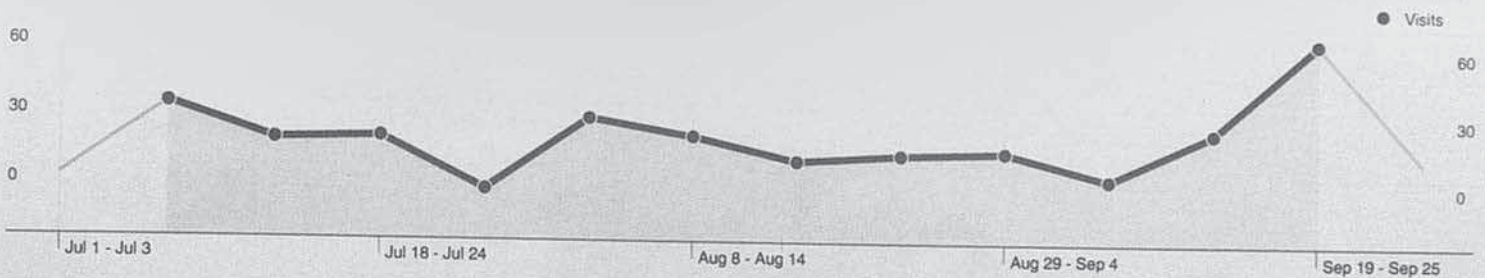
1 - 2 of 2



## Languages

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site



## 412 visits used 5 languages

## Site Usage

Visits 412 % of Site Total: 100.00%	Pages/Visit 2.11 Site Avg: 2.11 (0.00%)	Avg. Time on Site 00:02:19 Site Avg: 00:02:19 (0.00%)	% New Visits 81.07% Site Avg: 81.07% (0.00%)	Bounce Rate 63.11% Site Avg: 63.11% (0.00%)	
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
en-us	404	2.12	00:02:17	80.94%	63.12%
en	5	2.20	00:07:05	80.00%	40.00%
ar-sa	1	1.00	00:00:00	100.00%	100.00%
de	1	1.00	00:00:00	100.00%	100.00%
fr	1	1.00	00:00:00	100.00%	100.00%
1 - 5 of 5					

1 - 5 of 5

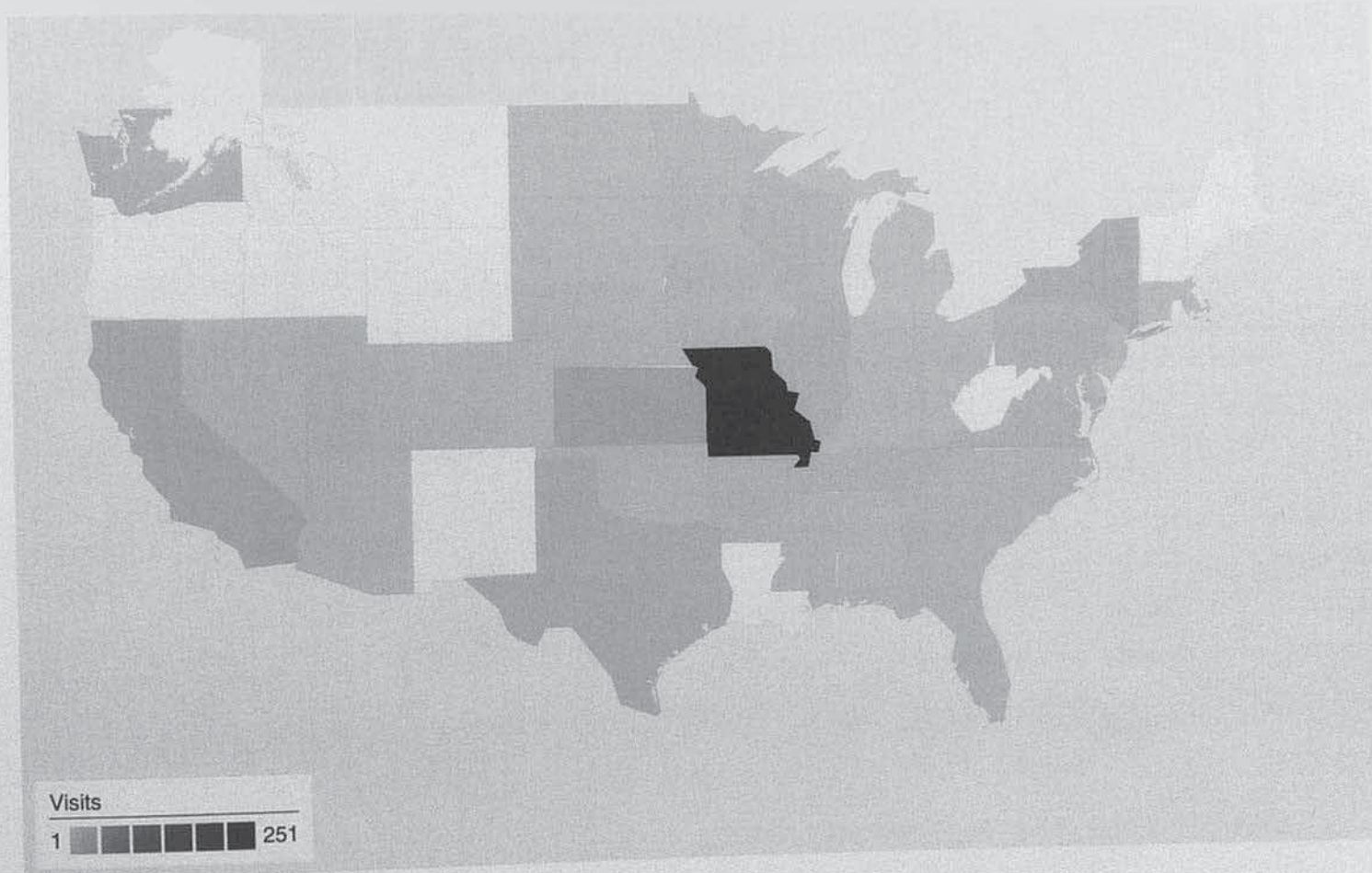


**Country/Territory Detail:**

United States

Jul 1, 2010 - Sep 30, 2010

Comparing to: Site



This country/territory sent 406 visits via 38 regions

Site Usage		Avg. Time on Site		% New Visits	Bounce Rate
Visits <b>406</b> % of Site Total: 98.54%	Pages/Visit <b>2.12</b> Site Avg: 2.11 (0.43%)	<b>00:02:18</b> Site Avg: 00:02:19 (-1.24%)	<b>80.79%</b> Site Avg: 81.07% (-0.35%)	<b>62.81%</b> Site Avg: 63.11% (-0.47%)	
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Missouri	251	2.14	00:01:47	80.08%	62.95%
Kansas	19	2.95	00:02:38	89.47%	52.63%
New York	13	1.46	00:01:17	76.92%	84.62%
California	11	1.82	00:01:43	81.82%	63.64%
Texas	10	2.90	00:05:39	90.00%	60.00%
Illinois	9	1.89	00:04:13	55.56%	55.56%
Wisconsin	7	2.57	00:06:31	85.71%	57.14%
Virginia	7	2.43	00:04:21	71.43%	57.14%
Pennsylvania	7	1.14	00:00:03	100.00%	85.71%



Washington

6

2.17

00:05:10

83.33%

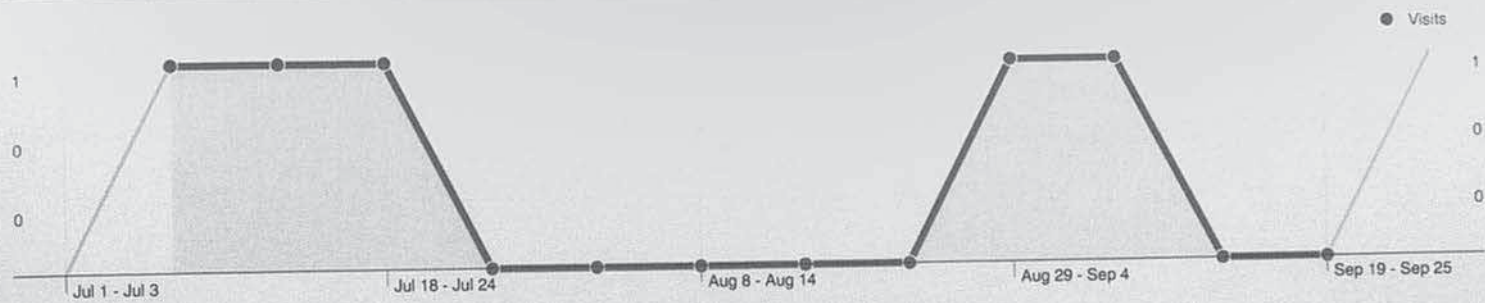
66.67%

1 - 10 of 38

These mobile devices sent 0 calls via 3 operating systems

Device	Operating System	OS Version	% New Visits	Source Ratio
iPhone	iOS	10.0	100.00%	100.00%
Android	Android	5.0	0.00%	0.00%
Windows	Windows	10.0	0.00%	0.00%

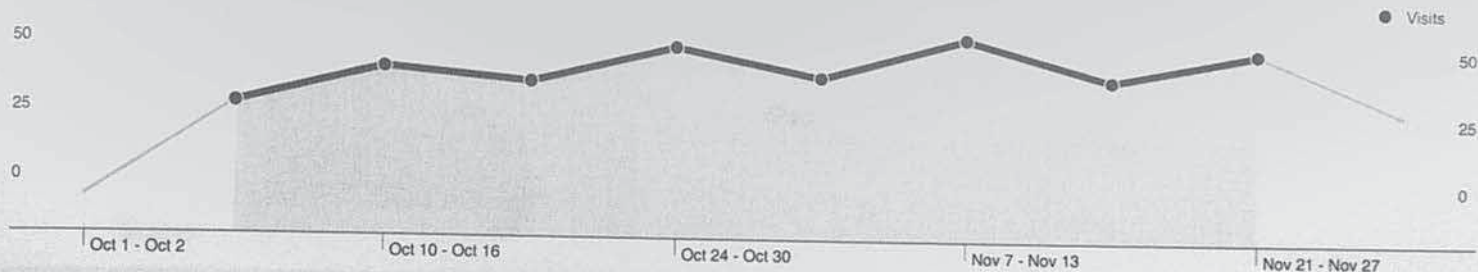




These mobile devices sent 6 visits via 3 operating systems

Site Usage						
<b>Visits</b> <b>6</b> % of Site Total: 1.46%	<b>Pages/Visit</b> <b>1.50</b> Site Avg: 2.11 (-28.97%)	<b>Avg. Time on Site</b> <b>00:05:06</b> Site Avg: 00:02:19 (119.75%)	<b>% New Visits</b> <b>100.00%</b> Site Avg: 81.07% (23.35%)	<b>Bounce Rate</b> <b>66.67%</b> Site Avg: 63.11% (5.64%)		
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
iPhone	3	1.00	00:00:00	100.00%	100.00%	
Android	2	2.50	00:15:19	100.00%	0.00%	
iPod	1	1.00	00:00:00	100.00%	100.00%	
						1 - 3 of 3





## Site Usage

376 Visits

63.30% Bounce Rate

846 Pageviews

00:02:41 Avg. Time on Site

2.25 Pages/Visit

78.99% % New Visits

## All Traffic Sources

Source/Medium	Visits	% visits
google / organic	241	64.10%
(direct) / (none)	43	11.44%
yahoo / organic	23	6.12%
bing / organic	19	5.05%
mo-opc.org / referral	19	5.05%

## New vs. Returning

Visitor Type	Visits	% visits
New Visitor	297	78.99%
Returning Visitor	79	21.01%

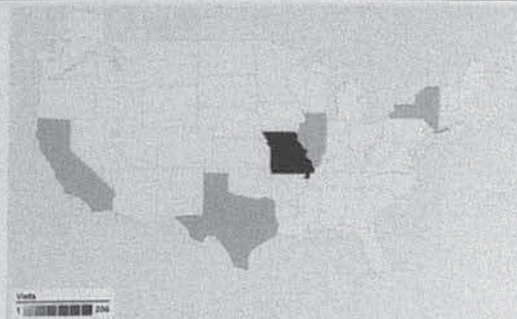
## Content Overview

Pages	Pageviews	% Pageviews
/faq.htm	288	34.04%
/	227	26.83%
/about.htm	92	10.87%
/blighted.htm	87	10.28%
/resources.html	77	9.10%

## Languages

Language	Visits	% visits
en-us	365	97.07%
en	7	1.86%
es	1	0.27%
fr	1	0.27%
pt-br	1	0.27%

## Country/Territory Detail: United States

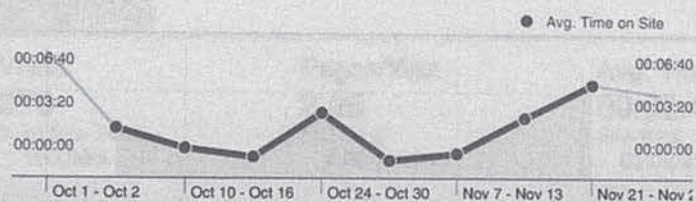




## State Detail: Missouri



## Time on Site for all visitors



**Avg. Time on Site**  
**00:02:41**

## Mobile Devices

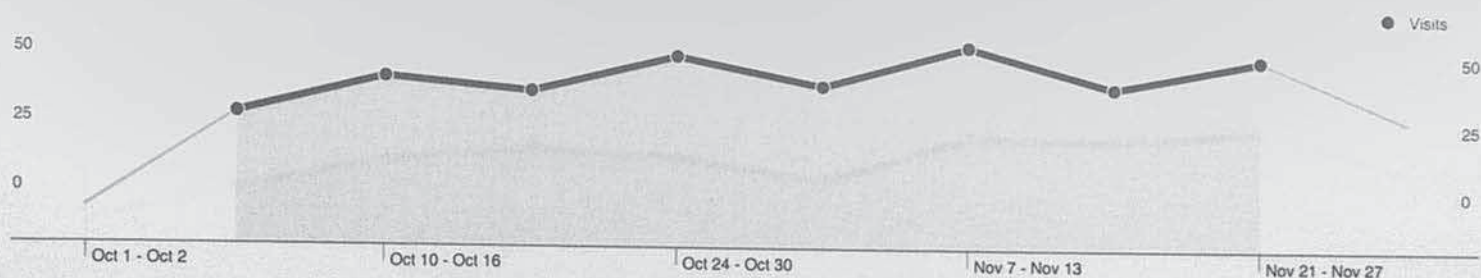
Operating System	Visits	% visits
iPhone	7	70.00%
Android	2	20.00%
iPad	1	10.00%



## All Traffic Sources

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site



## All traffic sources sent 376 visits via 14 sources and mediums

## Site Usage

Visits 376 % of Site Total: 100.00%	Pages/Visit 2.25 Site Avg: 2.25 (0.00%)	Avg. Time on Site 00:02:41 Site Avg: 00:02:41 (0.00%)	% New Visits 78.99% Site Avg: 78.99% (0.00%)	Bounce Rate 63.30% Site Avg: 63.30% (0.00%)	
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
google / organic	241	2.26	00:03:08	78.01%	61.41%
(direct) / (none)	43	1.95	00:01:39	86.05%	69.77%
yahoo / organic	23	2.83	00:00:34	82.61%	78.26%
bing / organic	19	2.95	00:03:35	63.16%	52.63%
mo-opc.org / referral	19	1.53	00:00:47	94.74%	78.95%
mo.gov / referral	10	1.60	00:03:15	80.00%	60.00%
google.com / referral	8	3.62	00:02:55	62.50%	37.50%
search / organic	4	2.00	00:05:18	100.00%	50.00%
aglaw.missouri.edu / referral	3	1.33	00:00:51	66.67%	66.67%
by155w.bay155.mail.live.com / referral	2	1.00	00:00:00	50.00%	100.00%

1 - 10 of 14

1 - 10 of 14



Oct 1, 2010 - Nov 30, 2010  
 Comparing to: Site



**Pages on this site were viewed a total of 846 times**

**846** Pageviews

**645** Unique Views

**63.30%** Bounce Rate

## Top Content

Pages	Pageviews	% Pageviews
/faq.htm	288	34.04%
/	227	26.83%
/about.htm	92	10.87%
/blighted.htm	87	10.28%
/resources.html	77	9.10%

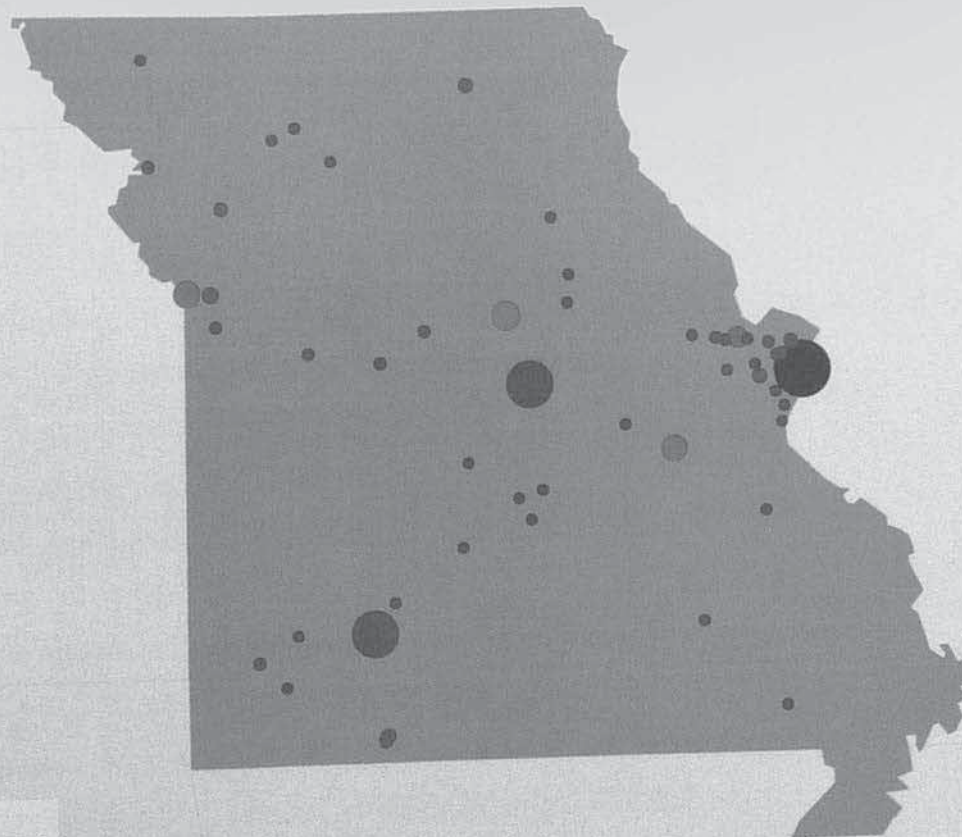


**State Detail:**

Missouri

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site



Visits

1 42

This state sent 236 visits via 51 cities

Site Usage		Avg. Time on Site		% New Visits	Bounce Rate
<b>Visits</b> <b>236</b> % of Site Total: 62.77%	<b>Pages/Visit</b> <b>2.39</b> Site Avg: 2.25 (6.21%)	<b>00:02:31</b> Site Avg: 00:02:41 (-5.97%)	<b>79.66%</b> Site Avg: 78.99% (0.85%)	<b>61.86%</b> Site Avg: 63.30% (-2.26%)	
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
St Louis	42	2.10	00:03:00	85.71%	64.29%
Springfield	33	1.61	00:01:20	84.85%	72.73%
Jefferson City	33	3.18	00:03:13	69.70%	54.55%
Columbia	17	2.41	00:02:12	94.12%	41.18%
Kansas City	14	3.93	00:01:18	78.57%	50.00%
Sullivan	14	5.79	00:03:38	42.86%	35.71%
o Fallon	10	2.70	00:09:51	80.00%	50.00%
Independence	5	1.00	00:00:00	80.00%	100.00%
Kirksville	4	1.25	00:00:14	25.00%	75.00%



Ballwin

4

2.25

00:03:37

100.00%

50.00%

1 - 10 of 51

Time on Site for all visitors



Oct 1, 2010 - Oct 2, 2010	00:02:41
Oct 3, 2010 - Oct 4, 2010	00:02:41
Oct 5, 2010 - Oct 6, 2010	00:02:41
Oct 7, 2010 - Oct 8, 2010	00:02:41
Oct 9, 2010 - Oct 10, 2010	00:02:41
Oct 11, 2010 - Oct 12, 2010	00:02:41
Oct 13, 2010 - Oct 14, 2010	00:02:41
Oct 15, 2010 - Oct 16, 2010	00:02:41
Oct 17, 2010 - Oct 18, 2010	00:02:41
Oct 19, 2010 - Oct 20, 2010	00:02:41
Oct 21, 2010 - Oct 22, 2010	00:02:41
Oct 23, 2010 - Oct 24, 2010	00:02:41
Oct 25, 2010 - Oct 26, 2010	00:02:41
Oct 27, 2010 - Oct 28, 2010	00:02:41
Oct 29, 2010 - Oct 30, 2010	00:02:41
Oct 31, 2010 - Nov 1, 2010	00:02:41



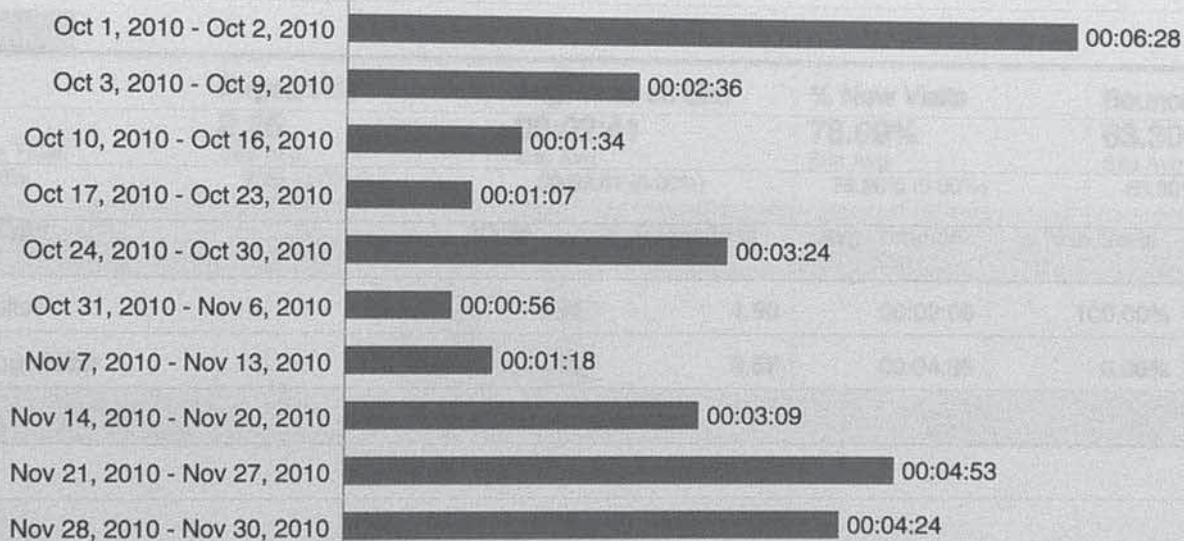
# Time on Site for all visitors

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site



**00:02:41** Avg. Time on Site

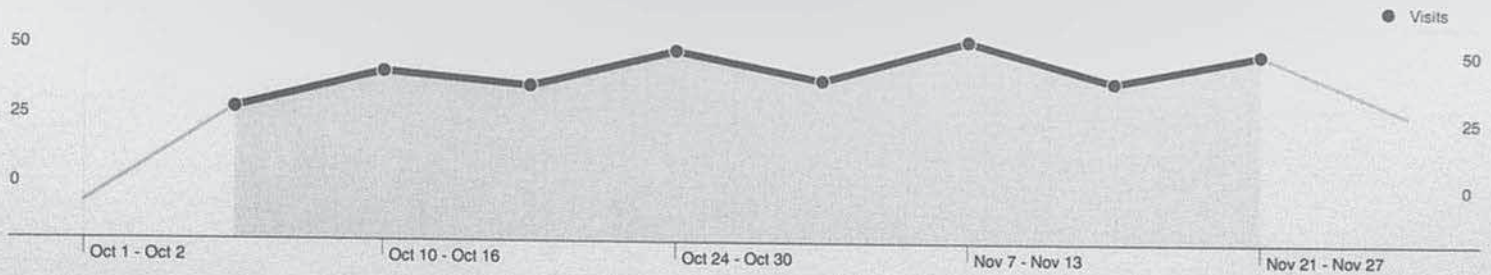




**New vs. Returning**

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site

**376 visits from 2 visitor types****Site Usage**

<b>Visits</b> <b>376</b> % of Site Total: <b>100.00%</b>	<b>Pages/Visit</b> <b>2.25</b> Site Avg: 2.25 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:41</b> Site Avg: 00:02:41 (0.00%)	<b>% New Visits</b> <b>78.99%</b> Site Avg: 78.99% (0.00%)	<b>Bounce Rate</b> <b>63.30%</b> Site Avg: 63.30% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	297	1.90	00:02:09	100.00%	67.68%
Returning Visitor	79	3.57	00:04:38	0.00%	46.84%

1 - 2 of 2

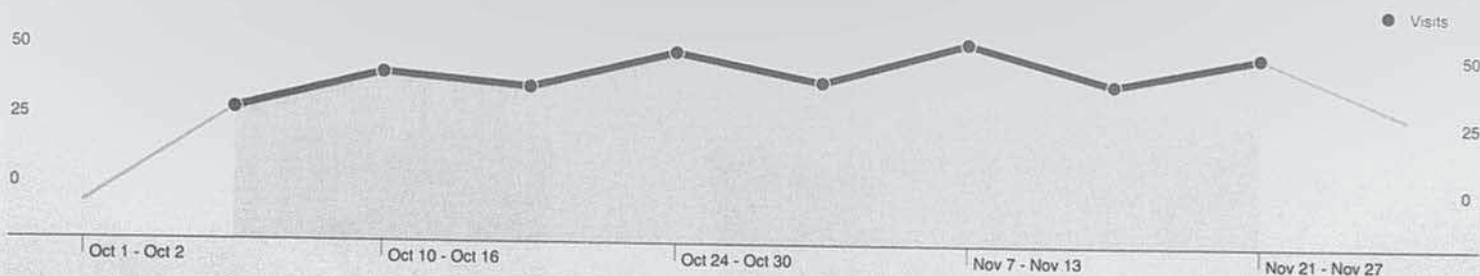
1 - 2 of 2



## Languages

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site



## 376 visits used 6 languages

## Site Usage

Visits 376 % of Site Total: 100.00%	Pages/Visit 2.25 Site Avg: 2.25 (0.00%)	Avg. Time on Site 00:02:41 Site Avg: 00:02:41 (0.00%)	% New Visits 78.99% Site Avg: 78.99% (0.00%)	Bounce Rate 63.30% Site Avg: 63.30% (0.00%)	
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
en-us	365	2.28	00:02:44	78.63%	62.47%
en	7	1.29	00:01:25	85.71%	85.71%
es	1	1.00	00:00:00	100.00%	100.00%
fr	1	1.00	00:00:00	100.00%	100.00%
pt-br	1	1.00	00:00:00	100.00%	100.00%
zh-cn	1	1.00	00:00:00	100.00%	100.00%
					1 - 6 of 6

1 - 6 of 6

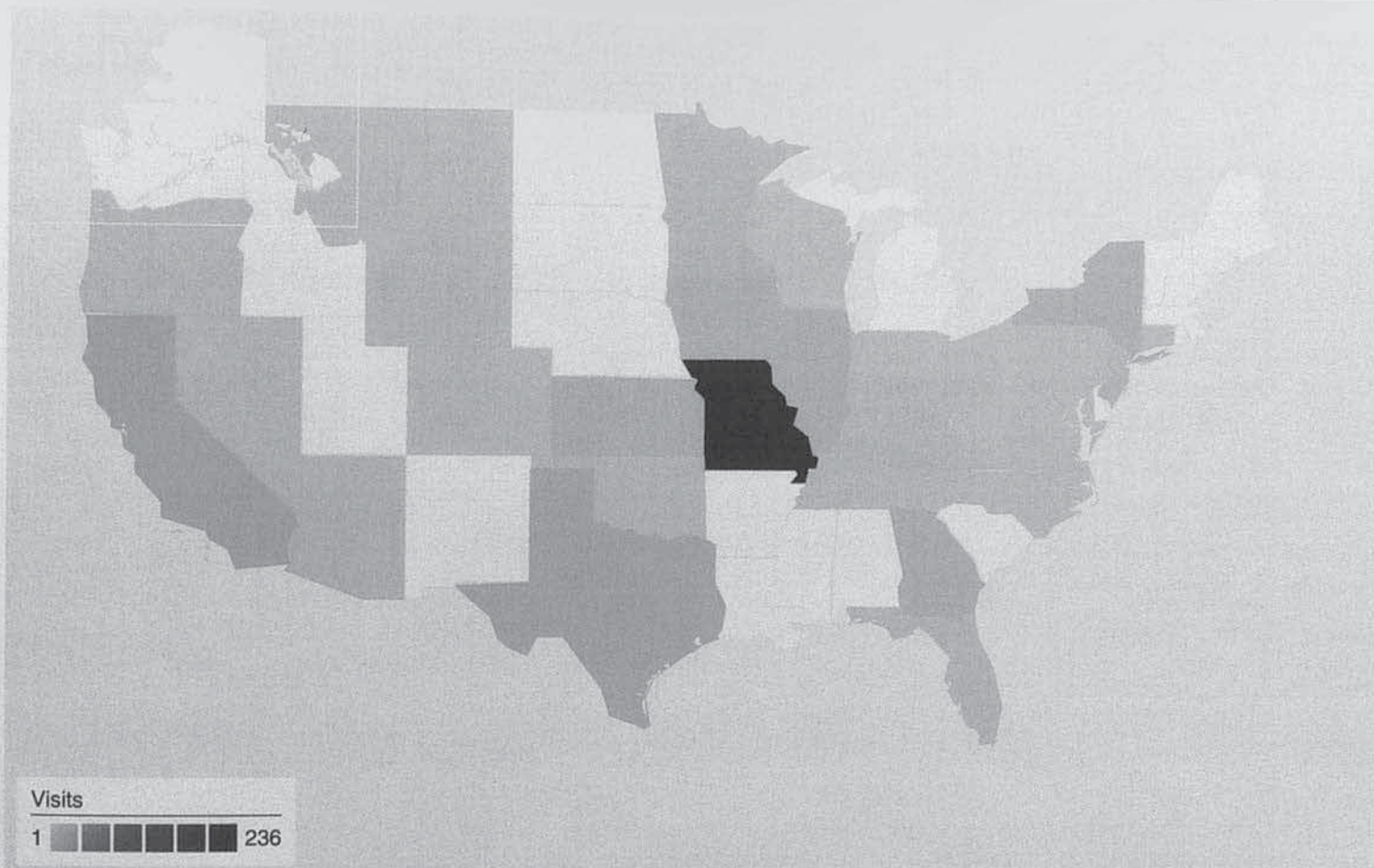


**Country/Territory Detail:**

United States

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site

**This country/territory sent 368 visits via 30 regions****Site Usage**

Site Usage

Visits <b>368</b> % of Site Total: 97.87%	Pages/Visit <b>2.27</b> Site Avg: 2.25 (1.09%)	Avg. Time on Site <b>00:02:44</b> Site Avg: 00:02:41 (2.00%)	% New Visits <b>78.53%</b> Site Avg: 78.99% (-0.58%)	Bounce Rate <b>62.77%</b> Site Avg: 63.30% (-0.83%)	
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Missouri	236	2.39	00:02:31	79.66%	61.86%
Texas	16	3.25	00:03:58	62.50%	43.75%
California	15	2.47	00:05:21	73.33%	66.67%
Illinois	12	1.25	00:00:13	83.33%	75.00%
New York	11	1.55	00:02:31	90.91%	63.64%
Iowa	10	3.50	00:11:47	60.00%	30.00%
Georgia	10	2.40	00:01:56	40.00%	60.00%
Kansas	10	1.70	00:01:08	90.00%	50.00%
Minnesota	7	2.43	00:10:51	71.43%	57.14%







**Mobile Devices**

Oct 1, 2010 - Nov 30, 2010

Comparing to: Site



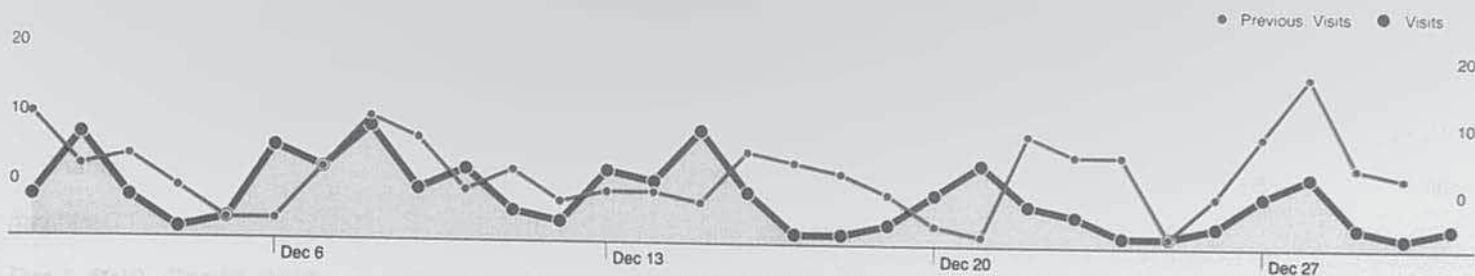
These mobile devices sent 10 visits via 3 operating systems

**Site Usage**

<b>Visits</b> <b>10</b> % of Site Total: <b>2.66%</b>	<b>Pages/Visit</b> <b>1.70</b> Site Avg: <b>2.25</b> (-24.44%)	<b>Avg. Time on Site</b> <b>00:01:46</b> Site Avg: <b>00:02:41</b> (-33.98%)	<b>% New Visits</b> <b>90.00%</b> Site Avg: <b>78.99%</b> (13.94%)	<b>Bounce Rate</b> <b>80.00%</b> Site Avg: <b>63.30%</b> (26.39%)		
Operating System		Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone		7	1.14	00:00:03	85.71%	85.71%
Android		2	1.00	00:00:00	100.00%	100.00%
iPad		1	7.00	00:17:20	100.00%	0.00%
1 - 3 of 3						



Dec 1, 2010 - Dec 31, 2010  
Comparing to: Nov 1, 2010 - Nov 30, 2010



## Site Usage

**139 Visits**

Previous: 205 (-32.20%)

**272 Pageviews**

Previous: 473 (-42.49%)

**1.96 Pages/Visit**

Previous: 2.31 (-15.19%)

**66.19% Bounce Rate**

Previous: 62.44% (6.00%)

**00:01:57 Avg. Time on Site**

Previous: 00:02:53 (-32.32%)

**78.42% % New Visits**

Previous: 79.02% (-0.77%)

## Traffic Sources Overview



- **Search Engines**  
100.00 (71.94%)
- **Direct Traffic**  
20.00 (14.39%)
- **Referring Sites**  
19.00 (13.67%)

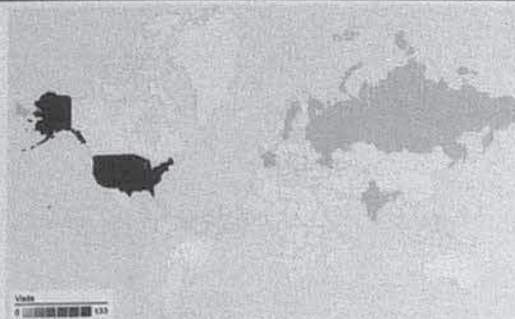
## State Detail: Missouri



## New vs. Returning

Visitor Type	Visits	% visits
New Visitor		
Dec 1, 2010 - Dec 31, 2010	109	78.42%
Nov 1, 2010 - Nov 30, 2010	162	79.02%
% Change	-32.72%	-0.77%
Returning Visitor		
Dec 1, 2010 - Dec 31, 2010	30	21.58%
Nov 1, 2010 - Nov 30, 2010	43	20.98%
% Change	-30.23%	2.89%

## Map Overlay





## Top Landing Pages

Page	Entrances	% visits
/		
Dec 1, 2010 - Dec 31, 2010	84	60.43%
Nov 1, 2010 - Nov 30, 2010	92	46.00%
% Change	-8.70%	31.37%
/faq.htm		
Dec 1, 2010 - Dec 31, 2010	48	34.53%
Nov 1, 2010 - Nov 30, 2010	95	47.50%
% Change	-49.47%	-27.30%
/index.htm		
Dec 1, 2010 - Dec 31, 2010	4	2.88%
Nov 1, 2010 - Nov 30, 2010	3	1.50%
% Change	33.33%	91.85%
/blighted.htm		
Dec 1, 2010 - Dec 31, 2010	2	1.44%
Nov 1, 2010 - Nov 30, 2010	10	5.00%
% Change	-80.00%	-71.22%
/cache.aspx?q=eminentdomainlaws/mo.&d=4970089060631605		
Dec 1, 2010 - Dec 31, 2010	1	0.72%
Nov 1, 2010 - Nov 30, 2010	0	0.00%
% Change	100.00%	100.00%

## Top Content

Page	Pageviews	% visits
/		
Dec 1, 2010 - Dec 31, 2010	97	35.66%
Nov 1, 2010 - Nov 30, 2010	115	24.31%
% Change	-15.65%	46.68%
/faq.htm		
Dec 1, 2010 - Dec 31, 2010	82	30.15%
Nov 1, 2010 - Nov 30, 2010	163	34.46%
% Change	-49.69%	-12.52%
/resources.html		
Dec 1, 2010 - Dec 31, 2010	26	9.56%
Nov 1, 2010 - Nov 30, 2010	49	10.36%
% Change	-46.94%	-7.73%
/about.htm		
Dec 1, 2010 - Dec 31, 2010	23	8.46%
Nov 1, 2010 - Nov 30, 2010	54	11.42%
% Change	-57.41%	-25.93%
/blighted.htm		
Dec 1, 2010 - Dec 31, 2010	22	8.09%
Nov 1, 2010 - Nov 30, 2010	51	10.78%
% Change	-56.86%	-24.99%



# Traffic Sources Overview

Dec 1, 2010 - Dec 31, 2010

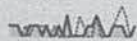
Comparing to: Nov 1, 2010 - Nov 30, 2010



## All traffic sources sent a total of 139 visits

**14.39% Direct Traffic**

Previous: 13.66% (5.34%)

**13.67% Referring Sites**

Previous: 10.73% (27.37%)

**71.94% Search Engines**

Previous: 75.61% (-4.85%)



■ Search Engines  
100.00 (71.94%)

■ Direct Traffic  
20.00 (14.39%)

■ Referring Sites  
19.00 (13.67%)

## Top Traffic Sources

Sources	Visits	% visits	Keywords	Visits	% visits
google (organic)			eminent domain in missouri		
Dec 1, 2010 - Dec 31, 2010	88	63.31%	Dec 1, 2010 - Dec 31, 2010	10	10.00%
Nov 1, 2010 - Nov 30, 2010	134	65.37%	Nov 1, 2010 - Nov 30, 2010	6	3.87%
% Change	-34.33%	-3.15%	% Change	66.67%	158.33%
(direct) ((none))			missouri eminent domain law		
Dec 1, 2010 - Dec 31, 2010	20	14.39%	Dec 1, 2010 - Dec 31, 2010	7	7.00%
Nov 1, 2010 - Nov 30, 2010	28	13.66%	Nov 1, 2010 - Nov 30, 2010	11	7.10%
% Change	-28.57%	5.34%	% Change	-36.36%	-1.36%
mo-opc.org (referral)			eminent domain missouri		
Dec 1, 2010 - Dec 31, 2010	12	8.63%	Dec 1, 2010 - Dec 31, 2010	5	5.00%
Nov 1, 2010 - Nov 30, 2010	5	2.44%	Nov 1, 2010 - Nov 30, 2010	12	7.74%
% Change	140.00%	253.96%	% Change	-58.33%	-35.42%
bing (organic)			eminent domain abuse missouri		
Dec 1, 2010 - Dec 31, 2010	8	5.76%	Dec 1, 2010 - Dec 31, 2010	4	4.00%
Nov 1, 2010 - Nov 30, 2010	8	3.90%	Nov 1, 2010 - Nov 30, 2010	0	0.00%
% Change	0.00%	47.48%	% Change	100.00%	100.00%
mo.gov (referral)			missouri ombudsman		



Dec 1, 2010 - Dec 31, 2010

6

4.32%

Nov 1, 2010 - Nov 30, 2010

7

3.41%

% Change

-14.29%

26.41%

Dec 1, 2010 - Dec 31, 2010

3

3.00%

Nov 1, 2010 - Nov 30, 2010

6

3.87%

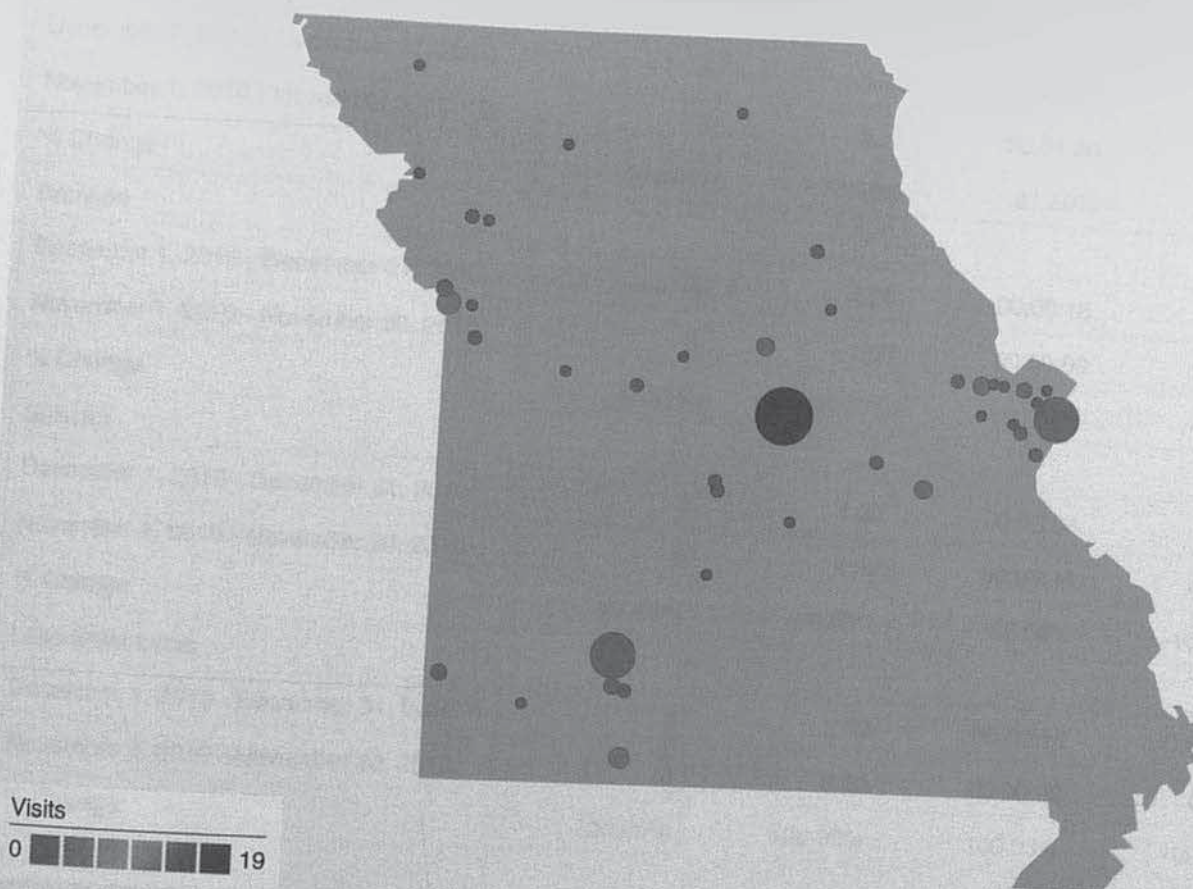
% Change

-50.00%

-22.50%



**Dec 1, 2010 - Dec 31, 2010**  
 Comparing to: Nov 1, 2010 - Nov 30, 2010



**This state sent 84 visits via 41 cities**

**Site Usage**

<b>Visits</b> <b>84</b> Previous: 121 (-30.58%)	<b>Pages/Visit</b> <b>2.25</b> Previous: 2.36 (-4.81%)	<b>Avg. Time on Site</b> <b>00:02:12</b> Previous: 00:02:08 (3.15%)	<b>% New Visits</b> <b>76.19%</b> Previous: 81.82% (-6.88%)	<b>Bounce Rate</b> <b>61.90%</b> Previous: 61.16% (1.22%)	
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Jefferson City					
December 1, 2010 - December 31, 2010	19	2.37	00:03:16	73.68%	52.63%
November 1, 2010 - November 30, 2010	20	3.30	00:03:49	75.00%	55.00%
% Change	-5.00%	-28.23%	-14.53%	-1.75%	-4.31%
Springfield					
December 1, 2010 - December 31, 2010	14	2.00	00:01:46	85.71%	78.57%
November 1, 2010 - November 30, 2010	15	1.07	00:00:01	86.67%	93.33%
% Change	-6.67%	87.50%	11,287.76%	-1.10%	-15.82%
St Louis					



December 1, 2010 - December 31, 2010	14	3.43	00:02:58	78.57%	57.14%
November 1, 2010 - November 30, 2010	19	1.32	00:01:20	84.21%	78.95%
% Change	-26.32%	160.57%	123.68%	-6.70%	-27.62%
Kansas City					
December 1, 2010 - December 31, 2010	5	1.20	00:00:17	100.00%	80.00%
November 1, 2010 - November 30, 2010	8	5.12	00:01:30	75.00%	50.00%
% Change	-37.50%	-76.59%	-81.50%	33.33%	60.00%
Branson					
December 1, 2010 - December 31, 2010	4	1.25	00:00:16	50.00%	75.00%
November 1, 2010 - November 30, 2010	3	1.00	00:00:00	100.00%	100.00%
% Change	33.33%	25.00%	100.00%	-50.00%	-25.00%
Sullivan					
December 1, 2010 - December 31, 2010	3	1.33	00:00:04	0.00%	66.67%
November 1, 2010 - November 30, 2010	7	4.43	00:03:44	42.86%	28.57%
% Change	-57.14%	-69.89%	-98.06%	-100.00%	133.33%
Lake Saint Louis					
December 1, 2010 - December 31, 2010	3	2.33	00:00:16	33.33%	33.33%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	100.00%	100.00%	100.00%
Columbia					
December 1, 2010 - December 31, 2010	3	2.00	00:01:31	66.67%	33.33%
November 1, 2010 - November 30, 2010	15	2.60	00:02:29	93.33%	33.33%
% Change	-80.00%	-23.08%	-38.76%	-28.57%	0.00%
Nixa					
December 1, 2010 - December 31, 2010	2	1.50	00:00:22	100.00%	50.00%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	100.00%	100.00%	100.00%
Riverside					
December 1, 2010 - December 31, 2010	2	1.50	00:12:28	50.00%	50.00%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	100.00%	100.00%	100.00%

1 - 10 of 41



## Top Landing Pages

Dec 1, 2010 - Dec 31, 2010

Comparing to: Nov 1, 2010 - Nov 30, 2010



139 visits entered the site through 5 pages

## Landing Pages

<b>Entrances</b> <b>139</b> Previous: <b>200</b> (-30.50%)	<b>Bounces</b> <b>92</b> Previous: <b>126</b> (-26.98%)	<b>Bounce Rate</b> <b>66.19%</b> Previous: <b>63.00%</b> (5.06%)	
Page	Entrances	Bounces	Bounce Rate
/			
December 1, 2010 - December 31, 2010	84	51	60.71%
November 1, 2010 - November 30, 2010	92	48	52.17%
% Change	-8.70%	6.25%	16.37%
/faq.htm			
December 1, 2010 - December 31, 2010	48	37	77.08%
November 1, 2010 - November 30, 2010	95	71	74.74%
% Change	-49.47%	-47.89%	3.14%
/index.htm			
December 1, 2010 - December 31, 2010	4	3	75.00%
November 1, 2010 - November 30, 2010	3	2	66.67%
% Change	33.33%	50.00%	12.50%
/blighted.htm			
December 1, 2010 - December 31, 2010	2	0	0.00%
November 1, 2010 - November 30, 2010	10	5	50.00%
% Change	-80.00%	-100.00%	-100.00%
/cache.aspx?q=eminentdomainlaws/mo.&d=4970089060631605&mkt=en-US&setlang=en-US&w=6ad891a0,3789333c			
December 1, 2010 - December 31, 2010	1	1	100.00%
November 1, 2010 - November 30, 2010	0	0	0.00%
% Change	100.00%	100.00%	100.00%
1 - 5 of 5			

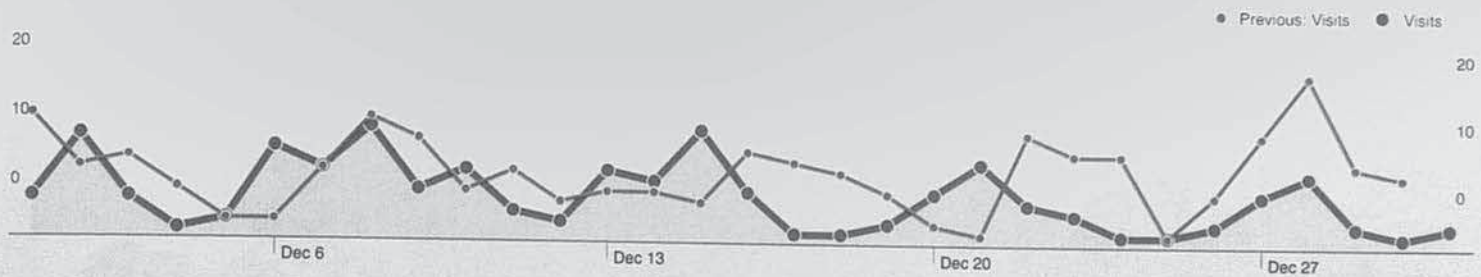
1 - 5 of 5



## New vs. Returning

Dec 1, 2010 - Dec 31, 2010

Comparing to: Nov 1, 2010 - Nov 30, 2010



## 139 visits from 2 visitor types

## Site Usage

<b>Visits</b> <b>139</b> Previous: 205 (-32.20%)	<b>Pages/Visit</b> <b>1.96</b> Previous: 2.31 (-15.19%)	<b>Avg. Time on Site</b> <b>00:01:57</b> Previous: 00:02:53 (-32.32%)	<b>% New Visits</b> <b>78.42%</b> Previous: 79.02% (-0.77%)	<b>Bounce Rate</b> <b>66.19%</b> Previous: 62.44% (6.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor					
December 1, 2010 - December 31, 2010	109	1.98	00:01:37	100.00%	66.06%
November 1, 2010 - November 30, 2010	162	1.89	00:01:54	100.00%	66.67%
% Change	-32.72%	4.91%	-14.88%	0.00%	-0.92%
Returning Visitor					
December 1, 2010 - December 31, 2010	30	1.87	00:03:10	0.00%	66.67%
November 1, 2010 - November 30, 2010	43	3.88	00:06:35	0.00%	46.51%
% Change	-30.23%	-51.94%	-51.97%	0.00%	43.33%
1 - 2 of 2					

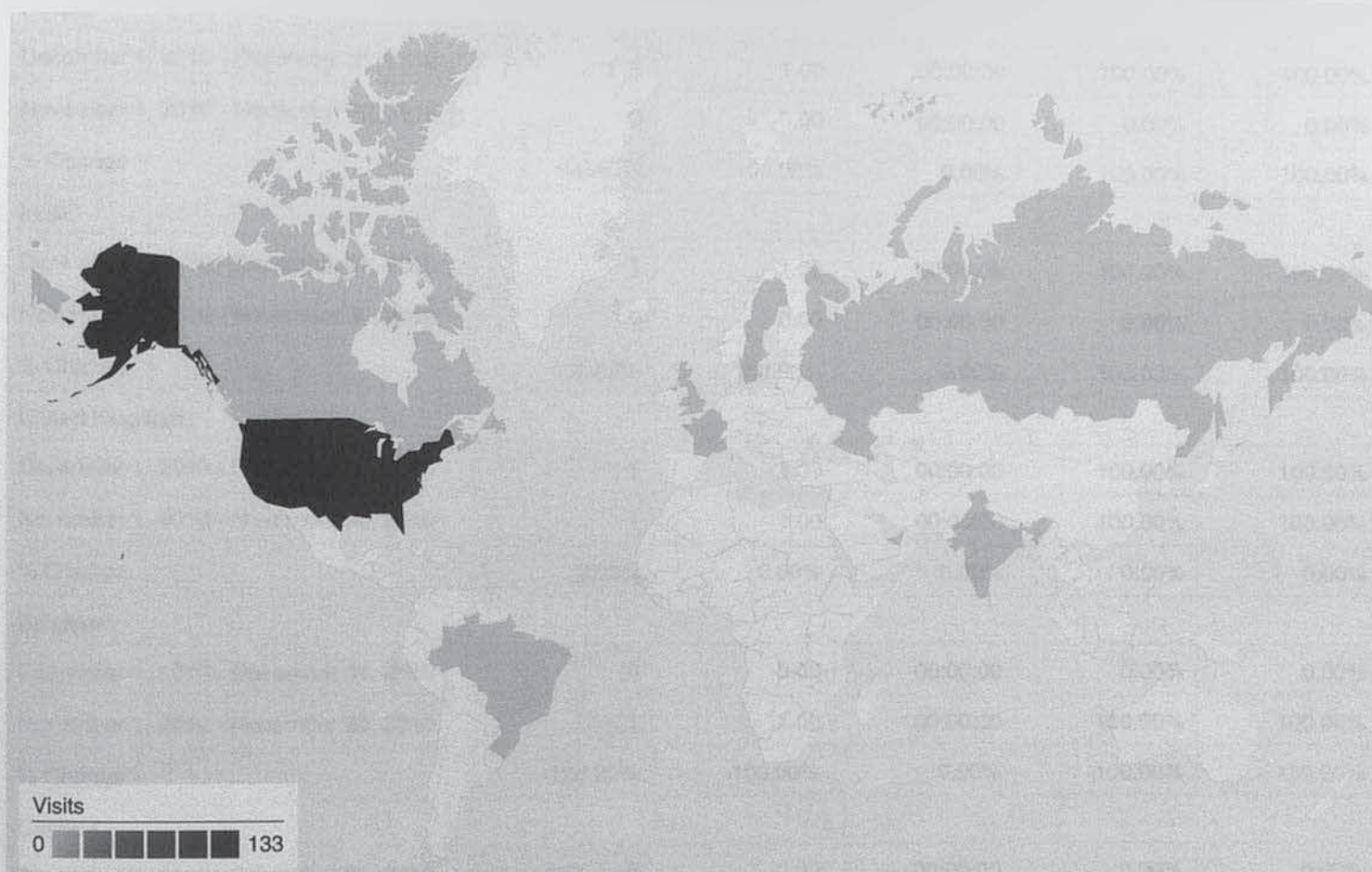
1 - 2 of 2



## Map Overlay

Dec 1, 2010 - Dec 31, 2010

Comparing to: Nov 1, 2010 - Nov 30, 2010



## 139 visits came from 10 countries/territories

## Site Usage

Site Usage

Visits <b>139</b> Previous: 205 (-32.20%)	Pages/Visit <b>1.96</b> Previous: 2.31 (-15.19%)	Avg. Time on Site <b>00:01:57</b> Previous: 00:02:53 (-32.32%)	% New Visits <b>78.42%</b> Previous: 79.02% (-0.77%)	Bounce Rate <b>66.19%</b> Previous: 62.44% (6.00%)	
Country/Territory	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
United States					
December 1, 2010 - December 31, 2010	133	2.00	00:02:02	77.44%	64.66%
November 1, 2010 - November 30, 2010	200	2.34	00:02:57	78.50%	62.00%
% Change	-33.50%	-14.35%	-30.79%	-1.35%	4.29%
France					
December 1, 2010 - December 31, 2010	2	1.00	00:00:00	100.00%	100.00%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	0.00%	100.00%	100.00%
Sweden					
December 1, 2010 - December 31, 2010	1	1.00	00:00:00	100.00%	100.00%



November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	0.00%	100.00%	100.00%
Russia					
December 1, 2010 - December 31, 2010	1	1.00	00:00:00	100.00%	100.00%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	0.00%	100.00%	100.00%
India					
December 1, 2010 - December 31, 2010	1	1.00	00:00:00	100.00%	100.00%
November 1, 2010 - November 30, 2010	0	0.00	00:00:00	0.00%	0.00%
% Change	100.00%	100.00%	0.00%	100.00%	100.00%
United Kingdom					
December 1, 2010 - December 31, 2010	1	1.00	00:00:00	100.00%	100.00%
November 1, 2010 - November 30, 2010	1	1.00	00:00:00	100.00%	100.00%
% Change	0.00%	0.00%	0.00%	0.00%	0.00%
Belgium					
December 1, 2010 - December 31, 2010	0	0.00	00:00:00	0.00%	0.00%
November 1, 2010 - November 30, 2010	1	1.00	00:00:00	100.00%	100.00%
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%
Canada					
December 1, 2010 - December 31, 2010	0	0.00	00:00:00	0.00%	0.00%
November 1, 2010 - November 30, 2010	1	2.00	00:01:45	100.00%	0.00%
% Change	-100.00%	-100.00%	-100.00%	-100.00%	0.00%
United Arab Emirates					
December 1, 2010 - December 31, 2010	0	0.00	00:00:00	0.00%	0.00%
November 1, 2010 - November 30, 2010	1	1.00	00:00:00	100.00%	100.00%
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%
Brazil					
December 1, 2010 - December 31, 2010	0	0.00	00:00:00	0.00%	0.00%
November 1, 2010 - November 30, 2010	1	1.00	00:00:00	100.00%	100.00%
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%
1 - 10 of 10					



## Top Content

Dec 1, 2010 - Dec 31, 2010

Comparing to: Nov 1, 2010 - Nov 30, 2010



7 pages were viewed a total of 272 times

## Content Performance

Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index	
272	217	00:02:02	66.19%	51.10%	\$0.00	
Previous: 473 (-42.49%)	Previous: 355 (-38.87%)	Previous: 00:02:12 (-7.53%)	Previous: 62.44% (6.00%)	Previous: 43.34% (17.91%)	Previous: \$0.00 (0.00%)	
Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
/						
December 1, 2010 - December 31, 2010	97	84	00:02:58	60.71%	59.79%	\$0.00
November 1, 2010 - November 30, 2010	115	100	00:02:53	52.17%	51.30%	\$0.00
% Change	-15.65%	-16.00%	2.64%	16.37%	16.55%	0.00%
/faq.htm						
December 1, 2010 - December 31, 2010	82	69	00:04:18	77.08%	67.07%	\$0.00
November 1, 2010 - November 30, 2010	163	127	00:03:26	74.74%	58.90%	\$0.00
% Change	-49.69%	-45.67%	25.09%	3.14%	13.88%	0.00%
/resources.html						
December 1, 2010 - December 31, 2010	26	17	00:00:26	0.00%	38.46%	\$0.00
November 1, 2010 - November 30, 2010	49	29	00:02:30	0.00%	26.53%	\$0.00
% Change	-46.94%	-41.38%	-82.38%	0.00%	44.97%	0.00%
/about.htm						
December 1, 2010 - December 31, 2010	23	16	00:00:26	0.00%	30.43%	\$0.00
November 1, 2010 - November 30, 2010	54	34	00:00:57	50.00%	16.67%	\$0.00
% Change	-57.41%	-52.94%	-55.45%	-100.00%	82.61%	0.00%
/blighted.htm						
December 1, 2010 - December 31, 2010	22	15	00:00:30	0.00%	0.00%	\$0.00



November 1, 2010 - November 30, 2010	51	38	00:00:48	50.00%	23.53%	\$0.00
% Change	-56.86%	-60.53%	-36.51%	-100.00%	-100.00%	0.00%
/index.htm						
December 1, 2010 - December 31, 2010	21	15	00:01:08	75.00%	38.10%	\$0.00
November 1, 2010 - November 30, 2010	41	27	00:01:24	66.67%	39.02%	\$0.00
% Change	-48.78%	-44.44%	-19.72%	12.50%	-2.38%	0.00%
/cache.aspx?q=eminentdomainlaws/ mo.&d=4970089060631605&mkt=en- US&setlang=en- US&w=6ad891a0,3789333c						
December 1, 2010 - December 31, 2010	1	1	00:00:00	100.00%	100.00%	\$0.00
November 1, 2010 - November 30, 2010	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
						1 - 7 of 7



## **Office of the Ombudsman for Property Rights**

The Missouri Office of the Ombudsman for Property Rights is charged with assisting citizens by providing guidance, which shall not constitute legal advice, to individuals seeking information regarding the condemnation process and procedures. The Ombudsman is also responsible for documenting the use of eminent domain within the state and any issues associated with its use and shall submit a report to the general assembly on January 1, 2010, and on such date each year thereafter.

The term ombudsman means people's advocate, in the public context, the Ombudsman is an official, appointed by the government, responsible for investigating and resolving complaints reported by citizens. The Ombudsman concept itself is a common place fixture in American governments, universities, and corporations. The Ombudsman is a full-time position within the Office of Public Council, and the offices are located in St. Louis. The Ombudsman is a neutral position, operating within – but independent of – a government agency, whose sole job is to answer questions from both owners and condemning authorities, and to help resolve property rights disputes.

I am usually contacted by the landowner after they have received a letter from the condemning authority stating that they want to acquire land from the owner. I then make a site visit to the land owner to explain the process of eminent domain. Occasionally, our job is simply the bearer of bad news. In such circumstances an owner may be upset to learn that their specific grievance is not actionable, but they At least feel confident that the law has been explained sufficiently by an informed and unbiased source.



After receiving the initial phone call and providing the appropriate information to the property owner, I contact the condemning authority and explained the new law to them and to bring the land owners concerns to them for consideration. By increasing the flow of information and decreasing the hostility between the parties, I have enabled some parties to voluntarily resolve their disputes that arise during this process of eminent domain.

Property rights issues have been and will continue to be controversial. However, the wisdom of having a neutral third party to help advice and assist owners in achieving fair and equitable resolution of property acquisitions and also ensuring that the condemning authority obeys the law will help to resolve disputes.

### **Use of Eminent Domain in Missouri**

This report will document the cases of eminent domain that have contacted my office during my tenure as the Ombudsman for Property Rights. The Office of State Courts Administrator compiles a database of court filings and produces an "annual report" that describes the types of cases filed in each circuit, and further broken down by county. This data base includes condemnation cases and exceptions filed, the only further breakdown of these cases concerns whether the particular condemning authority is either the "state" or "other." There is no further official Database describing each specific use of eminent domain. There is also a specific website for the Office of Ombudsman that shows the area of the state that citizens who are currently going through the eminent domain process. Those reports are documented in this annual report.



### Issues that often arise in condemnation of property

When a condemning authority begins the process of acquiring property for a public use their become issues that come into play for the authority and the property owner.

#### **Introductory Stage**

The new law states that at least 60 days prior to initiating negotiations to acquire a property interest, the condemning authority must give a written notice to owner of record identifying the interest in real property to be acquired; the purpose for which the property is being condemned; and a statement of the property owner's rights: 1) the right to seek legal counsel, 2) to make a counteroffer and engage in negotiations, 3) to make a counteroffer and engage in negotiations, 4) to obtain the landowner's own appraisal, 5) to contest the condemnation proceeding, 6) to have just compensation determined preliminarily by a court-appointed condemnation commissioners and ,ultimately, a jury.

Related Issues: I have experience property owners who become alarmed when they receive this notification from the condemning authority; there is a rush to judgment that they only have 60 days until they lose their property. Once I meet with them and explain the process an answer their questions they calm down.



## **Negotiation Stage**

The condemning authority must negotiate in good faith and their offer must be based on an appraisal. If this case goes to a condemnation hearing and it is determined by a judge that good faith negotiations have not taken place, the court must dismiss the condemnation petition and order the condemning authority to reimburse the owner for his or her actual reasonable attorney fees and cost.

Related issues: This negotiation stage happens before the condemnation hearing in an effort to resolve the dispute of just compensation. Just compensation must be paid to a land owner in order for the condemning authority to take possession of the land. The financial amount to be paid to the land owner creates the most problems in this process. The issue of appraisals and how different the amounts from each appraisal are from the condemning authority and the land owners.

## **Condemnation Petition and Hearing Stage**

If negotiations fail, a condemning authority must prepare a Condemnation Petition and submit it to the courts. The next step is the Condemnation Hearing; this is where both sides will meet in a court room before a Judge. The new legislation passed as HB 1944 in August of 2006 ought to make these hearings a fertile ground for property owners to inquire of the governing authority that is forcefully acquiring their homes or their commercial property. Property owners can now insist on all the proof of a) authority, b) necessity, c) public use, and d) good faith offers.

The judge will approve or reject the condemnation case at this time, if the condemnation is approved then an order of condemnation is entered, the court will appoint three disinterested commissioners, who must be residents of the county in which the property lies, to assess damages, if any that were caused to



the property as a result of the taking. Such assessment must be concluded in 45 days unless extended by the court for good cause shown.

Related issues: The property owners have expressed concerns over their treatment by the condemning authority and would like to express their concerns to the court, but the judge does not allow that information to be stated in the condemnation hearing.

### **Filing of the Commissioners' Report**

When the report of the commissioners is filed with the court clerk, then the circuit clerk is to immediately forward the report to the recorder of deeds for recording. The clerk is also to forward a notice of commissioner's report and award to each party in the suit.



## **Filing of Exceptions Stage and the Distribution of Monies Stage**

If the amount of the award is not acceptable to you're the land owner , file exceptions to commissioners' award within 30 days of the receipt of the notice of filing of commissioners report or the land owner will lose the right to further challenge the amount of the award. If the condemning authority is displeased with the commissioner's award it has two choices. It can, within 10 days of the date of the filing of the award, elect in writing to abandon the condemnation, or the condemner may also file exceptions. The condemning authority can file an exception and also pay the commissioners award into the court. At this time the condemning authority can take possession of the land and also file an exception and continue on to a jury trial to dispute the commissioner's award.

Related issues: The land owner at this stage has many concerns; they could be happy with the commissioner's award and want the process of eminent domain of their property to be over. The condemning authority needs the property so they pay the award and the plan on continuing the legal process by taking the owner to a jury in order to recoup some of the monies they paid to the land owner in the commissioner's award. This becomes a serious concern to the land owner and a situation many have felt they were not treated fairly by the condemning authority. The land owner has received the monies from the award but if the award is lowered by a jury in the continued legal action then they must pay back the difference to the condemning authority at 6% interest. This cloud of uncertainty brings much stress to the land owner whose has just lost their property to the condemning authority and knows might owe the condemning authority monies if a jury rules for the condemning authority.



### Case files for the year 2010

I will submit a list of case files of Missouri land owners who have contacted this office for the year 2010.

- 1: John Furst vs St. Charles County Government
- 2: Pat Kummer vs St. Charles County Government
- 3: Dale Crabtree vs Missouri Department of Transportation
- 4: Mark Sobelman vs Missouri Department of Transportation
- 5: Twana Gower vs City of Oak Grove
- 6: Wayne Newman vs St. Charles County Government
- 7: Pam Barts vs St. Charles County Government
- 8: Ron Wilkenson vs City of Chesterfield
- 9: Rob Mosbey vs City of Cottleville
- 10: Lonnie Pender vs Green County Commission
- 11: John Weber vs St. Louis County Government
- 12: Mike Pinson vs St. Louis Airport Authority
- 13: M&L Foods vs Missouri Department of Transportation
- 14: Joe Ann Bailey vs City of Richmond Heights
- 15: Carol Carr vs City of Kirkwood
- 16: Denise Schneiders vs Missouri Department of Transportation



- 17: Rhonda Bond vs City of Cuba
- 18: Don Wiegand vs Monarch-Chesterfield levee District
- 19: Susanne Madrid vs City of Cottleville
- 20: Thousand Hills Golf Course vs Tri-Sates Utilities
- 21: Parkville Self Storage vs Missouri Department of Transportation
- 22: Marsha Leigh vs Missouri Department of Transportation
- 23: William Hayles vs City of Richmond Heights
- 24: John Cooney vs City of Kansas City
- 25: John Wilcox vs City of Monroe
- 26: Ben McKay vs City of Belton
- 27: Mike Winset vs City of Belton
- 28: Ben McCabe vs City of Belton
- 29: Ron Eskew vs Scott City
- 30: Mark Russell vs City of Belton
- 31: Kate Jones vs Ameren Union Electric
- 32: Dan Lamping vs Chillicothe
- 33: James Lindamen vs City of Cottleville



- 34: Ron Haus vs City of Kansas City
- 35: John Cooney vs City of Kansas City
- 36: Jim Eckhardt vs City of Osage Beach
- 34: David Criegee vs City of Ferguson
- 35: Barbara Burton vs City of Richmond Heights
- 36: Andrew Temple vs Missouri Gas Utility
- 37: Steve Baldwin vs Missouri Gas Utility
- 38: Rodney Haanpaa vs Sho-Me Power Electric Cooperative
- 39: Skeeters vs Sho-Me Power Utility
- 40: Manders vs Sho-Me Power Utility
- 41: Hale vs Sho-Me Power Utility
- 42: Hensley vs Sho-Me Power Utility
- 43: Brooks vs Sho-Me Power Utility
- 44: Flores vs Sho-Me Power Utility
- 45: Steven Johnson vs Clarence Cannon Wholesale Water Commission
- 46: Ewens vs City of Kansas City



- 47: Leonhardt vs Metropolitan St. Louis Sewer District
- 48: Westfield Woods Community Association vs City of Dardenne Prairie
- 49: Rosalie Sherpy vs City of Oak Grove
- 50: Karen Rissler vs City of Oak Grove
- 51: Don Hill vs St. Charles County Government
- 52: Shelia Gorham vs Jefferson County Government
- 53: Neal Kauffman vs Missouri Department of Transportation
- 54: Glenda Foster vs City of Grandview



## Conclusion

A primary duty of the Ombudsman is to "document the use of eminent domain within the state and any issues associated with its use. There are still concerns that the new law hasn't addressed all of the issues involved with the use of eminent domain by a condemning authority. The issues of just compensation, good faith negotiations, blighting of property, and the power of the condemning authority during the court process are all concerns raised by the citizens who are affected by this process.

The Missouri Secretary of State has approved the summaries for a group to proceed to seek voter signatures on petitions so that to limit the use of eminent domain. If they succeed, the measure would appear on ballots in November 2012. I have enclosed a copy of proposed constitutional amendment. I have also enclosed a copy of three appellate court rulings that happened this year dealing with eminent domain.

In conclusion, I have learned that the ideas of private property rights, due process of law and just compensation date back hundreds of years before the writing of our federal constitution. In the 13<sup>th</sup> century British nobleman demanded and received rights from the monarch including the right to own and possess property without fear of government entry or confiscation. The document was called the "Magna Carta." The ownership of property gives a citizen personal independence and the protection of property rights is essential to maintaining freedom, both political and economic, and to maintain a better standard of living for everyone.



## REVIEW OF CONSTITUTIONAL AMENDMENT FOR EMINENT DOMAIN

Condemning authority's right to possession is delayed until the appeal is completed: Under proposed Section 26, a property owner can hold the condemnation process and the project hostage until the trial of exceptions is tried and appealed. Under the proposed constitutional amendment, the condemning authority can be prevented from taking possession of "condemned" property for two years or more after filing a petition. Moreover, the writ of possession tool used by condemning authorities will be rendered useless.

Under today's eminent domain process, a project can be timely planned and carried out because the appeal process challenging the right to condemn is structured to be handled quickly by a writ. Alternatively, a property owner can use the normal, more time-consuming appeal process, but it will not cause delay of the project. Under the normal appeal process where a condemnation order would be taken up with an appeal from the trial of exceptions, the condemning authority can still proceed with taking possession by filing a writ of possession shortly after paying the commissioners' award. However, the proposed new Section 26 transforms the normal appeal into a weapon to delay, if not stop, the project.

No right to possession until a final legal determination is made of the right to take: The changes are a result of the proposed new language in Section 26 which states that "until a final legal determination of the legitimacy of the taking is established...the property shall not be disturbed or the proprietary rights of the owner therein divested." What appears to be harmless language has the effect of giving a property owner the power to prevent the condemning authority from taking possession of property until the appeal is final - which could last for two years or more. This provision can give a single property owner the power to delay, if not halt, a project.

How a property owner can delay the process under the proposed Section 26. The manner in which the property owner can use an appeal to delay condemnation under the proposed Section 26 is simple - not withdraw the commissioners' award and file an appeal after the trial of exceptions. As long as the property owner does not withdraw the commissioners' award from the court, he has preserved his right to appeal the condemnation order at the conclusion of the trial of exceptions. As a result, as long as this appeal is ongoing, the condemning authority cannot take possession of the property owner's property. A trial of exceptions followed by an appeal can easily delay a project by two or more years. This scenario is the result of proposed Section 26: possession cannot take place until a "final legal determination of the legitimacy of the taking" has occurred.

Moreover, a writ of possession will no longer be useful. Because the property owner is appealing the condemnation order following the trial of exceptions, his possession cannot be disturbed during this entire trial of exceptions/appeal process is final. The new Section 26 states, in part: "Until a final legal determination of the legitimacy of the taking is established and until



compensation shall be paid to the owner, or into court for the owner, the property shall not be disturbed or the proprietary rights of the owner therein divested.

Fiscal impact to be considered by State Auditor. The fiscal impact of proposed Section 26, which the Missouri State Auditor is required to undertake, will be huge.

It has a likely possibility of increasing construction costs, if not stopping, every significant condemning authority's project. Many projects are federally funded that have requirements to use or lose the monies if not spent by a certain time. Moreover, construction costs would go up with delays. Contractors would be more hesitant to bid a lower price, if at all, because the appeal can delay construction of a project.

Other effects of the proposed Constitutional Amendment - 5 year sunset and no private ownership of condemned land: Note the 5 year sunset provision in Section 28.2 and no condemnation can take place which allows for private ownership (e.g. TIFs) under Section 28.1.



## CASE LAW UPDATE - May 2010

NOTE: Some of the following is compiled directly from court prepared summaries or *per curiam* memorandum that are not part of the official opinions. In addition, some of the cases may have post-opinion motions pending or ruled on after publication. Reference to the appeal numbers is made to permit verification of the accuracy and precedential value of the decisions.

1. **PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, v. IVANHOE NEIGHBORHOOD COUNCIL and BROWN-CALDWELL CHRISTIAN SCHOOL**
  - a. WD70655; Opinion by: Karen King Mitchell, Judge April 27, 2010.
  - b. This is a condemnation action in which the trial court found that Appellant Planned Industrial Expansion Authority of Kansas City ("Expansion Authority") failed to fulfill its statutory obligations to conduct good faith negotiations with the owners of the property that the Expansion Authority sought to condemn.
  - c. **AFFIRMED AND REMANDED FOR DETERMINATION OF APPROPRIATE APPELLATE ATTORNEYS' FEES.**
  - d. "Before a court may enter an order of condemnation, the court shall find that the condemning authority engaged in good faith negotiations prior to filing the condemnation petition." § 523.256 RSMo 2000. Under section 523.253, which section 523.256 incorporates, a condemning authority must submit an offer to the owners of the property to be condemned and, along with the offer, it must submit, among other things, an appraisal of property to be condemned or an explanation with supporting financial data for its determination of the value of the property. §523.253.2 RSMo 2000. In this case, the Expansion Authority attempted to comply with § 523.253.2 by submitting an appraisal along with its offer. In such cases, the appraisal must be "made by a state-licensed or state-certified appraiser using generally accepted appraisal practices." § 523.253.2(2). The trial court found that appraisals used by the Expansion Authority were not made using generally accepted appraisal practices, and therefore it dismissed the Expansion Authority's petition. The Expansion Authority argues that the trial court exceeded its authority in evaluating the credibility of its claim that the appraisers used generally accepted appraisal practices. We hold that the circuit court did not exceed its authority in so doing, and we therefore affirm. Further, we affirm the circuit court's award of attorneys' fees and remand for a determination of reasonable appellate attorneys' fees. § 523.256 RSMo 2000.



2. **RADER FAMILY LIMITED PARTNERSHIP, L.L.L.P. v. CITY OF COLUMBIA, MISSOURI**

- a. WD70907; Opinion by: Thomas H. Newton, Judge April 13, 2010
- b. Rader Family Limited Partnership, L.L.L.P. suffered damages to its building after a sewer backup. It was determined that the cause of the backup was grease in the sewer line and that the grease originated from restaurants upstream of the blockage. Rader sued the City under a theory of inverse condemnation, contending that the City had notice that concentrations of restaurants were likely to cause grease blockages, that the City failed to take preventative measures, and this was an unreasonable operation of the sewer system that caused the damage to Rader's building. The jury found for the City. Rader appeals, raising four points. **AFFIRMED.**
- c. Summary:
  - i. In its first point, Rader argues that the trial court erred in refusing to allow evidence of measures the City implemented to prevent grease-related sewage backups after Rader's building was damaged. The trial court excluded direct evidence of these measures under a rule that prevents the admission of subsequent remedial measures to prove liability in negligence cases. Rader first argues that the rule does not apply in this type of inverse condemnation suit, which springs from an underlying nuisance rather than negligence. Although this is not a negligence case, the trial court did not err in applying the rule because the public policy and evidentiary rationales behind the rule support its application. Rader also argues that even if the rule applies, the evidence it sought to introduce was admissible as an exception in rebuttal to the City's claim that the measures were not feasible. However, the record shows the trial court allowed rebuttal evidence during cross-examination to counter the City's claim that those same measures were not feasible options at the time of the incident. Finally, Rader argues that the trial court erred in excluding evidence of the City's subsequent actions as barred by sovereign immunity. However, the trial court's decision was based on relevancy concerns. Point one is denied.
  - ii. In its second point, Rader argues that the trial court erred in refusing to allow evidence that the Missouri Department of Natural Resources cited the City for a backup caused by a Wal-Mart in August of 2004, five months after the damage to Rader's building. We disagree. Evidence of the August 2004 citation for an unrelated backup had little probative value, if



any, to establishing the City's liability for Rader's backup in March 2004, and presented significant danger of confusing the issues, misleading the jury, and, most significantly, wasting time and creating undue delay. Thus, point two is denied.

- iii. In the third point, Rader contends the trial court erred in allowing the City to question Rader's appraiser about an appraisal of the building he performed in 2006, two years after the backup. The building's value in 2006 was not relevant to showing Rader's damages, which were sustained in 2004. However, the 2006 appraisal was relevant to the City's attempt to discredit the appraiser's estimation of the building's value in 2004. Point three is denied.
- iv. In the fourth point on appeal, Rader argues that the trial court erred in refusing to give its proffered verdict director. A verdict-directing instruction must hypothesize and require a finding of all the elements essential in law to establish the proposition which the verdict is based. The instruction given by the trial court required the jury to find that Rader had met its burden on each element of its claim for inverse condemnation. Although Rader argues the instruction incorrectly stated its burden of causation, we do not agree. The verdict director properly instructed the jury that it must find the City's unreasonable operation of the sewer caused injury to Rader, and required the jury to find the injury resulted in Rader's damages. Thus, point four is denied.

3. **ST. LOUIS COUNTY, MISSOURI vs ROBERT C. WATSON, et al.**

- a. ED93472; Opinion by: Kathianne Knaup Crane, P.J.; March 30, 2010
- b. The trial court awarded the landowners interest pursuant to section 523.045 RSMo (2000) on a damage award in an abandoned condemnation proceeding. **AFFIRMED.**
- c. Summary:
  - i. The last sentence of section 523.045 RSMo (2000) gives the trial court discretion to award interest on the amount of the commissioner's award if the condemnation is abandoned within the time frame and under the circumstances set out in the statute.
  - ii. This interest award represents compensation for the landowner's loss of the right to receive and use the money while the condemnation proceeding is pending.



## OFFICE OF STATE COURTS ADMINISTRATOR

Court Programs Research and Education Division

extract from the Missouri Judicial Report Supplement

Table 34 (Fiscal Year 2005) or 36 (Fiscal Years 2006 - 2010)

## Circuit Court

## Real Estate Cases Filed by Case Type - Eminent Domain and Condemnation Cases Only

Cir. No.	County	Fiscal Year 2005 Emin. Domain/Condemn./			Fiscal Year 2006 Emin. Domain/Condemn./			Fiscal Year 2007 Emin. Domain/Condemn./			Fiscal Year 2008 Emin. Domain/Condemn./			Fiscal Year 2009 Emin. Domain/Condemn./			Fiscal Year 2010 Emin. Domain/Condemn./		
		Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other
1	Clark	♦	1	0	♦	1	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Schuyler	♦	0	0	♦	0	0	♦	33	0	0	0	0	0	0	0	0	0	0
	Scotland	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	1	0	♦	1	0	♦	33	0	0	0	0	0	0	0	0	0	0
2	Adair	♦	1	*	♦	0	1	♦	1	0	0	0	0	0	0	0	1	0	0
	Knox	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Lewis	♦	1	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	2	*	♦	0	1	♦	1	0	0	0	0	0	0	0	1	0	0
3	Grundy	♦	0	2	♦	0	0	♦	0	0	0	1	0	0	0	0	0	0	0
	Harrison	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Mercer	♦	0	0	♦	1	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Putnam	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	0	2	♦	1	0	♦	0	0	0	1	0	0	0	0	0	0	0
4	Atchison	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Gentry	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Holt	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Nodaway	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Worth	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
5	Andrew	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Buchanan	♦	5	1	♦	3	0	♦	0	1	1	0	0	3	0	0	0	0	0
	Circuit Total	♦	5	1	♦	3	0	♦	0	1	1	0	3	0	0	0	0	0	0
6	Platte	♦	0	8	♦	0	1	♦	2	3	2	5	0	4	1	3	1	3	3
	Circuit Total	♦	0	8	♦	0	1	♦	2	3	2	5	0	4	1	3	1	3	3
7	Clay	♦	25	*	♦	6	0	♦	0	9	2	5	1	1	0	0	0	0	0
	Circuit Total	♦	25	*	♦	6	0	♦	0	9	2	5	1	1	0	0	0	0	0
8	Carroll	♦	0	0	♦	0	1	♦	0	0	0	0	0	1	0	1	0	1	1
	Ray	♦	0	0	♦	0	0	♦	0	1	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	0	0	♦	0	1	♦	0	1	0	0	0	1	0	1	0	1	1
9	Chariton	♦	0	0	♦	0	0	♦	1	1	0	0	0	2	0	0	0	0	0
	Linn	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Sullivan	♦	0	0	♦	0	0	♦	0	0	0	0	3	0	0	0	0	0	0
	Circuit Total	♦	0	0	♦	0	0	♦	1	1	0	0	5	0	0	0	0	0	0
10	Marion	♦	1	*	♦	0	1	♦	2	2	0	0	0	0	0	0	0	0	0
	Monroe	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	1	1
	Ralls	♦	0	*	♦	0	0	♦	0	0	0	0	0	0	0	0	0	1	1
	Circuit Total	♦	1	*	♦	0	1	♦	2	2	0	0	0	0	0	0	0	2	2
11	St. Charles	♦	1	33	♦	9	15	♦	6	10	3	16	12	18	3	14	3	14	14
	Circuit Total	♦	1	33	♦	9	15	♦	6	10	3	16	12	18	3	14	3	14	14
12	Audrain	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Montgomery	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Warren	♦	0	0	♦	0	0	♦	0	0	1	0	0	0	0	0	0	0	0
	Circuit Total	♦	0	0	♦	0	0	♦	0	0	1	0	0	0	0	0	0	0	0
13	Boone	♦	0	9	♦	0	8	♦	0	35	1	5	0	22	0	3	0	3	3
	Callaway	♦	0	0	♦	0	1	♦	0	1	0	0	0	0	0	1	0	1	1
	Circuit Total	♦	0	9	♦	0	9	♦	0	36	1	5	0	22	0	4	0	4	4
14	Howard	♦	0	0	♦	0	1	♦	0	0	0	0	0	0	0	0	0	0	0
	Randolph	♦	0	0	♦	0	1	♦	0	1	0	0	0	1	0	0	0	0	0
	Circuit Total	♦	0	0	♦	0	2	♦	0	1	0	0	0	1	0	0	0	0	0
15	Lafayette	♦	1	0	♦	0	0	♦	0	0	0	0	1	1	0	0	0	0	0
	Saline	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	1	0	♦	0	0	♦	0	0	0	0	1	1	0	0	0	0	0
16	Jackson	♦	5	27	♦	1	16	♦	3	22	4	15	3	10	4	8	4	8	8
	Circuit Total	♦	5	27	♦	1	16	♦	3	22	4	15	3	10	4	8	4	8	8
17	Cass	♦	1	0	♦	0	1	♦	0	1	0	3	0	2	1	1	0	1	1
	Johnson	♦	0	0	♦	0	0	♦	1	2	0	1	2	0	0	0	0	0	0
	Circuit Total	♦	1	0	♦	0	1	♦	1	3	0	4	2	2	1	1	0	1	1
18	Cooper	♦	0	1	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Pettis	♦	0	1	♦	0	0	♦	1	0	0	1	0	0	0	0	0	0	0
	Circuit Total	♦	0	2	♦	0	0	♦	1	0	0	1	0	0	0	0	0	0	0
19	Cole	♦	0	5	♦	0	7	♦	2	3	0	0	0	0	0	0	0	2	2
	Circuit Total	♦	0	5	♦	0	7	♦	2	3	0	0	0	0	0	0	0	2	2
20	Franklin	♦	7	0	♦	13	0	♦	2	0	9	0	1	0	1	0	0	0	0
	Gasconade	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Osage	♦	0	2	♦	0	0	♦	0	4	0	0	0	0	0	0	0	0	0
	Circuit Total	♦	7	2	♦	13	0	♦	2	4	9	0	1	0	1	0	0	0	0
21	St. Louis County	♦	133	*	♦	78	*	♦	11	26	1	22	2	12	8	19	1	19	19
	Circuit Total	♦	133	*	♦	78	*	♦	11	26	1	22	2	12	8	19	1	19	19
22	St. Louis City	♦	21	*	♦	9	1	♦	2	8	1	2	3	6	7	2	0	2	2
	Circuit Total	♦	21	*	♦	9	1	♦	2	8	1	2	3	6	7	2	0	2	2
23	Jefferson	♦	7	*	♦	10	1	♦	5	11	3	5	2	3	0	4	0	4	4
	Circuit Total	♦	7	*	♦	10	1	♦	5	11	3	5	2	3	0	4	0	4	4
24	Madison	♦	0	1	♦	0	0	♦	0	0	3	0	0	0	0	0	0	0	0
	St. Francois	♦	6	2	♦	3	3	♦	0	0	0	1	0	0	0	0	0	0	0
	Ste. Genevieve	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0
	Washington	♦	0	0	♦	0	0	♦	0	0	0	0	0	0	0	0	0	0	0



Table 34 (Fiscal Year 2005) or 36 (Fiscal Years 2006 - 2010)  
Circuit Court  
Real Estate Cases Filed by Case Type - Eminent Domain and Condemnation Cases Only

Cir. No.	County	Fiscal Year 2005 Emin. Domain/Condemn./			Fiscal Year 2006 Emin. Domain/Condemn./			Fiscal Year 2007 Emin. Domain/Condemn./			Fiscal Year 2008 Emin. Domain/Condemn./		Fiscal Year 2009 Emin. Domain/Condemn./		Fiscal Year 2010 Emin. Domain/Condemn./	
		Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	State	Other	State	Other	State	Other
	Circuit Total	4	6	3	4	3	3	4	0	0	5	1	0	1	0	2
25	Maries	2	*	*	0	*	*	0	0	0	0	0	0	0	0	0
	Phelps	7	*	*	1	*	*	2	0	1	0	0	0	0	0	0
	Pulaski	1	*	*	1	*	*	0	0	0	0	4	0	0	0	0
	Texas	0	*	*	0	*	*	0	0	0	0	0	0	1	0	0
	Circuit Total	10	*	*	2	*	*	2	0	1	0	4	0	1	0	0



OFFICE OF STATE COURTS ADMINISTRATOR

Court Programs, Research and Education Division

Extract from the Missouri Judicial Report Supplement

Table 34 (Fiscal Year 2005) or 36 (Fiscal Years 2006 - 2010)

Circuit Court

Real Estate Cases Filed by Case Type - Eminent Domain and Condemnation Cases Only

Cir. No.	County	Fiscal Year 2005 Emin. Domain/Condemn./			Fiscal Year 2006 Emin. Domain/Condemn./			Fiscal Year 2007 Emin. Domain/Condemn./			Fiscal Year 2008 Emin. Domain/Condemn./			Fiscal Year 2009 Emin. Domain/Condemn./			Fiscal Year 2010 Emin. Domain/Condemn./		
		Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other	Exceptions	State	Other
26	Camden	2	*	*	0	2	2	♦	2	1	4	0		1	0		0	1	
	Laclede	2	*	*	1	0	1	♦	0	1	0	0		1	1		0	1	
	Miller	0	*	*	0	0	0	♦	0	0	0	0		0	0		0	0	
	Moniteau	1	*	*	1	0	0	♦	1	0	1	0		1	0		0	0	
	Morgan	2	*	*	0	0	0	♦	0	0	0	0		0	0		0	0	
	Circuit Total	7	*	*	2	2	3	♦	3	2	5	0		3	2		0	2	
27	Bates	♦	0	0	♦	0	0	♦	0	0	0	2		0	1		0	0	
	Henry	♦	0	0	♦	0	4	♦	1	0	2	2		0	0		0	0	
	St. Clair	♦	1	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Circuit Total	♦	1	0	♦	0	4	♦	1	0	2	4		0	1		0	0	
28	Barton	♦	0	0	♦	0	0	♦	0	0	0	0		0	1		0	2	
	Cedar	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Dade	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Vernon	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Circuit Total	♦	0	0	♦	0	0	♦	0	0	0	0		0	1		0	2	
29	Jasper	♦	0	4	♦	0	2	♦	0	4	0	4		0	8		0	5	
	Circuit Total	♦	0	4	♦	0	2	♦	0	4	0	4		0	8		0	5	
30	Benton	♦	1	0	♦	0	0	♦	0	0	0	0		1	0		3	0	
	Dallas	♦	0	0	♦	0	0	♦	1	0	1	0		0	0		0	0	
	Hickory	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Polk	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Webster	♦	0	0	♦	0	0	♦	1	0	1	0		0	0		0	0	
	Circuit Total	♦	1	0	♦	0	0	♦	2	0	2	0		1	0		3	0	
31	Greene	45	*	*	14	*	*	6	*	*	1	2		1	1		1	0	
	Circuit Total	45	*	*	14	*	*	6	*	*	1	2		1	1		1	0	
32	Bollinger	♦	0	0	♦	0	1	♦	1	0	0	0		0	0		0	0	
	Cape Girardeau	♦	1	1	♦	0	2	♦	4	0	1	1		1	0		1	2	
	Perry	♦	0	0	♦	0	1	♦	0	0	0	1		0	0		0	0	
	Circuit Total	♦	1	1	♦	0	4	♦	5	0	1	2		1	0		1	2	
33	Mississippi	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Scott	♦	14	21	♦	16	2	♦	1	0	0	0		24	1		28	7	
	Circuit Total	♦	14	21	♦	16	2	♦	1	0	0	0		24	1		28	7	
34	New Madrid	♦	0	0	♦	0	1	♦	0	0	1	0		0	0		0	0	
	Pemiscot	♦	1	1	♦	0	0	♦	0	1	0	0		0	0		0	0	
	Circuit Total	♦	1	1	♦	0	1	♦	0	1	1	0		0	0		0	0	
35	Dunklin	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Stoddard	♦	2	0	♦	0	0	♦	0	0	0	0		0	0		0	2	
	Circuit Total	♦	2	0	♦	0	0	♦	0	0	0	0		0	0		0	2	
36	Butler	2	*	*	0	0	0	♦	1	1	0	0		0	1		0	1	
	Ripley	♦	*	*	0	0	2	♦	0	0	0	0		0	1		0	0	
	Circuit Total	2	*	*	0	0	2	♦	1	1	0	0		0	2		0	1	
37	Carter	♦	1	0	♦	0	0	♦	1	0	0	0		0	0		0	0	
	Howell	♦	0	0	♦	1	0	♦	0	1	0	0		0	0		0	0	
	Oregon	♦	0	0	♦	0	1	♦	0	0	0	0		0	0		0	0	
	Shannon	♦	0	0	♦	0	0	♦	1	0	0	0		0	0		0	0	
	Circuit Total	♦	1	0	♦	1	1	♦	2	1	0	0		0	0		0	0	
38	Christian	♦	0	0	♦	0	5	♦	0	0	0	10		0	0		0	3	
	Taney	♦	0	3	♦	2	10	♦	0	3	1	1		1	6		1	0	
	Circuit Total	♦	0	3	♦	2	15	♦	0	3	1	11		1	6		1	3	
39	Barry	1	*	*	0	0	0	♦	0	0	0	0		0	2		0	0	
	Lawrence	2	*	*	0	0	0	♦	0	0	2	0		0	1		0	0	
	Stone	♦	*	*	0	1	1	♦	0	0	0	0		1	0		0	1	
	Circuit Total	3	*	*	0	1	1	♦	0	0	2	0		1	3		0	1	
40	McDonald	♦	0	1	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Newton	♦	0	0	♦	0	1	♦	1	0	1	0		0	0		0	0	
	Circuit Total	♦	0	1	♦	0	1	♦	1	0	1	0		0	0		0	0	
41	Macon	♦	0	0	♦	0	0	♦	1	0	1	0		0	0		0	0	
	Shelby	♦	0	0	♦	1	0	♦	3	0	1	0		0	0		0	0	
	Circuit Total	♦	0	0	♦	1	0	♦	4	0	2	0		0	0		0	0	
42	Crawford	♦	0	0	♦	0	1	♦	0	0	2	0		0	0		0	0	
	Dent	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Iron	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Reynolds	♦	0	0	♦	0	0	♦	0	0	0	0		0	0		0	0	
	Wayne	♦	0	0	♦	0	0	♦	1	0	1	0		1	0		1	0	
	Circuit Total	♦	0	0	♦	0	1	♦	1	0	3	0		1	0		1	0	
43	Caldwell	1	*	*	0	0	0	♦	0	3	0	0		0	2		0	0	
	Clinton	0	*	*	0	0	0	♦	0	0	0	1		0	0		0	0	
	Davies	0	*	*	0	0	0	♦	0	0	0	0		0	0		0	0	
	DeKalb	0	*	*	0	1	0	♦	0	2	0	0		0	0		0	0	
	Livinston	0	*	*	0	0	0	♦	0	0	0	1		0	0		0	0	
	Circuit Total	1	*	*	0	1	0	♦	0	5	0	2		0	2		0	0	
44	Douglas	0	*	*	0	0	0	♦	0	0	0	0		0	0		0	0	
	Ozark	0	*	*	0	0	0	♦	0	0	0	0		0	0		0	0	
	Wright	0	*	*	0	0	0	♦	0	1	0	0		0	0		0	0	
	Circuit Total	0	*	*	0	0	0	♦	0	1	0	0		0	0		0	0	
45	Lincoln	♦	0	0	♦	0	0	♦	0	0	0	0		0	2		0	1	
	Pike	♦	0	0	♦	0	0	♦	0	0	0	1		0	0		0	0	
	Circuit Total	♦	0	0	♦	0	0	♦	0	0	0	1		0	2		0	1	
STATE TOTAL		258	47	123	112	67	101	8	93	160	53	112		60	118		61	88	

\* Case type is unique to the Justice Information System (JIS). This court does not use JIS.

♦ Case type is unique to the Statewide Judicial Information System (SWJIS). This court does not report to SWJIS.

Note: Counties with data in all case types were using both systems during the fiscal year.